

Noti

DT: 22/9/12

Sr,

Sub:- Renewal of lease agreement - Ref.

Ref :- 2000 sq ft - III<sup>rd</sup> floor - Soham mansion

M/o. Modi Builders wants to renew the lease agreement on the name of Grandeur Homes instead of Modi Shelters, rent payable to Soham modi etc.

→ Previous agreement made executed for 5 years 1-sep-06 to 31-Aug-11. on Modi Shelters.

→ They request to close agreement of Modi Shelters as on 31-Mar-11 and execute new agreement from Apr'11 on the name of Grandeur Homes, because they have paid rent from Grandeur Homes & shown in Books of Accounts. from Apr'11.

→ last year rent paid without increase.

6% p.y.	1-Sep-06 to 31-Aug-07	→ 12,000/-	} Received.
	1-Sep-07 to 31-Aug-08	→ 12,720/-	
	1-Sep-08 to 31-Aug-09	→ 13,483/-	
	1-Sep-09 to 31-Aug-10	→ 14,292/-	
	1-Sep-10 to 31-Aug-11	→ 15,149/-	

But New agreement to be executed 3 or 5 years estimate	6% p.y.	1-Apr-11 to 31-Mar-12	→ 15,149/-
		1-Apr-12 to 31-Mar-13	→ 16,058/-
		1-Apr-13 to 31-Mar-14	→ 17,027/-
		1-Apr-14 to 31-Mar-15	→ 18,042/-
		1-Apr-15 to 31-Mar-16	→ 19,125/-

Kindly advise in this regard

Dai  
22/9/12

APPROVED BY  
28 SEP 2012  
SOHAM MODI  
MANAGING DIRECTOR

## Tenant Details Sheet

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Doc No 14	Tenant Name Modi Shelters
Lease Active Yes	
<b>Building Name &amp; Other Details</b>	<b>Maintenance Paid</b> Tenant
Soham Mansion	<b>Maintenance</b> 2000
IIIrd Floor	<b>Lease Details</b>
<b>Area</b> 2000 <b>Occ Date</b> 01-09-2006	<b>Start Date</b> 01/Sep/06 <b>Period</b> 5
<b>Rent Increase</b> 6	<b>End Date</b> 31/Aug/11
<b>Rent Amount</b> 12000	<b>Agreement</b> Executed
<b>Rent Increase Basis</b> yearly	<b>Last Agr Date</b> 24/Aug/06
<b>Rent Payment</b> 7th of next month	<b>Service Tax %</b> 10.3 <b>TDS %</b> 10
	<b>PAN No</b>
<b>Remarks</b>	
chque receiving by Grandeur Homes	

\*\*\*\*\* **LeaseReceivables**

Date/Mth/Yr	Towards	Amount	Cheque No	Bank Name
Sep-2006	Gross Rent	12000		
Oct-2006	Gross Rent	12000		
Nov-2006	Gross Rent	12000		
Dec-2006	Gross Rent	12000		
Jan-2007	Gross Rent	12000		
Feb-2007	Gross Rent	12000		
Mar-2007	Gross Rent	12000		
Apr-2007	Gross Rent	12000		
May-2007	Gross Rent	12000		
Jun-2007	Gross Rent	12000		
Jul-2007	Gross Rent	12000		
Aug-2007	Gross Rent	12000		
Sep-2007	Gross Rent	12720		
Oct-2007	Gross Rent	12720		
Nov-2007	Gross Rent	12720		
Dec-2007	Gross Rent	12720		
Jan-2008	Gross Rent	12720		
Feb-2008	Gross Rent	12720		
Mar-2008	Gross Rent	12720		
Apr-2008	Gross Rent	12720		
May-2008	Gross Rent	12720		
Jun-2008	Gross Rent	12720		

## Tenant Details Sheet

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Jul-2008	Gross Rent	12720
Aug-2008	Gross Rent	12720
Sep-2008	Gross Rent	13483
Oct-2008	Gross Rent	13483
Nov-2008	Gross Rent	13483
Dec-2008	Gross Rent	13483
Jan-2009	Gross Rent	13483
Feb-2009	Gross Rent	13483
Mar-2009	Gross Rent	13483
Apr-2009	Gross Rent	13483
May-2009	Gross Rent	13483
Jun-2009	Gross Rent	13483
Jul-2009	Gross Rent	13483
Aug-2009	Gross Rent	13483
Sep-2009	Gross Rent	14292
Oct-2009	Gross Rent	14292
Nov-2009	Gross Rent	14292
Dec-2009	Gross Rent	14292
Jan-2010	Gross Rent	14292
Feb-2010	Gross Rent	14292
Mar-2010	Gross Rent	14292
Apr-2010	Gross Rent	14292
May-2010	Gross Rent	14292
Jun-2010	Gross Rent	14292
Jul-2010	Gross Rent	14292
Aug-2010	Gross Rent	14292
Sep-2010	Gross Rent	15150
Oct-2010	Gross Rent	15150
Nov-2010	Gross Rent	15150
Dec-2010	Gross Rent	15150
Jan-2011	Gross Rent	15150
Feb-2011	Gross Rent	15150
Mar-2011	Gross Rent	15150
Apr-2011	Gross Rent	15150
May-2011	Gross Rent	15150
Jun-2011	Gross Rent	15150
Jul-2011	Gross Rent	15150
Aug-2011	Gross Rent	15150
Sep-2011	Gross Rent	16059
Oct-2011	Gross Rent	16059
Nov-2011	Gross Rent	16059
Dec-2011	Gross Rent	16059
Jan-2012	Gross Rent	16059

## Tenant Details Sheet

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Feb-2012	Gross Rent	16059
Mar-2012	Gross Rent	16059
Apr-2012	Gross Rent	16059
May-2012	Gross Rent	16059
Jun-2012	Gross Rent	16059
Jul-2012	Gross Rent	16059
Aug-2012	Gross Rent	16059
Sep-2012	Gross Rent	17022
<b>Total</b>		<b>1021470</b>

\*\*\*\*\* LeaseReceipts

Date/Mth/Yr	Towards	Amount	Cheque No	Bank Name
13-10-2006	Rent / Oth Chg	10164	570852	Y
20-11-2006	Rent / Oth Chg	10164	570733	Y
16-12-2006	Rent / Oth Chg	10164	570647	Y
13-01-2007	Rent / Oth Chg	10164	586459	Y
08-02-2007	Rent / Oth Chg	10164	616460	Y
10-03-2007	Rent / Oth Chg	10164	570988	Y
31-03-2007	TDS	12852		Y
09-04-2007	Rent / Oth Chg	10164	628835	Y
08-05-2007	Rent / Oth Chg	10146	628947	Y
07-06-2007	Rent / Oth Chg	10146	682837	Y
10-07-2007	Rent / Oth Chg	10146	642919	Y
04-08-2007	Rent / Oth Chg	10146	655512	Y
06-09-2007	Rent / Oth Chg	10146	655669	Y
05-10-2007	Rent / Oth Chg	10146	675220	Y
06-11-2007	Rent / Oth Chg	10146	675385	Y
08-12-2007	Rent / Oth Chg	10146	531009	Y
04-01-2008	Rent / Oth Chg	10146	531164	Y
08-02-2008	Rent / Oth Chg	10146	531305	Y
12-03-2008	Rent / Oth Chg	10146	456490	Y
31-03-2008	TDS	23027		Y
04-04-2008	Rent / Oth Chg	10146	478734	Y
06-05-2008	Rent / Oth Chg	10146	048888	Y
10-06-2008	Rent / Oth Chg	15625	492268	Y
11-07-2008	Rent / Oth Chg	10755	091891	Y
08-08-2008	Rent / Oth Chg	10757	199837	Y
09-08-2008	Rent / Oth Chg	10755	092089	Y
04-10-2008	Rent / Oth Chg	10757	250121	Y
04-11-2008	Rent / Oth Chg	11400		Y
06-12-2008	Rent / Oth Chg	11400	331203	Y
03-01-2009	Rent / Oth Chg	11400	366586	Y
06-02-2009	Rent / Oth Chg	11400	366442	Y

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10-03-2009	Rent / Oth Chg	11400	403808		Y
31-03-2009	TDS	24406			Y
13-04-2009	Rent / Oth Chg	11400	440088		Y
18-05-2009	Rent / Oth Chg	11400	0476476		Y
18-06-2009	Rent / Oth Chg	11400	514278		Y
18-07-2009	Rent / Oth Chg	11400	573457		Y
12-08-2009	Rent / Oth Chg	11400	602411		Y
15-09-2009	Rent / Oth Chg	11461	602566		Y
15-10-2009	Rent / Oth Chg	11461	631635		Y
16-11-2009	Rent / Oth Chg	12135	672131		Y
23-12-2009	Rent / Oth Chg	12135	672339		Y
13-01-2010	Rent / Oth Chg	12135	729466		Y
12-02-2010	Rent / Oth Chg	12135	729349		Y
14-03-2010	Rent / Oth Chg	12863	816126		Y
31-03-2010	TDS	21031			Y
15-04-2010	Rent / Oth Chg	12863	848312		Y
24-05-2010	Rent / Oth Chg	14292	816196		Y
24-05-2010	Rent / Oth Chg	3640	816123		Y
25-06-2010	Rent / Oth Chg	14292	000079		Y
19-07-2010	Rent / Oth Chg	14292	000147		Y
03-09-2010	Rent / Oth Chg	14292	000455		Y
24-09-2010	Rent / Oth Chg	14292	000591		Y
15-10-2010	Rent / Oth Chg	14292	000872		Y
28-11-2010	Rent / Oth Chg	16008	001108		Y
16-12-2010	Rent / Oth Chg	15149	000911		Y
20-01-2011	Rent / Oth Chg	15149	001649		Y
28-02-2011	Rent / Oth Chg	15149	001438		Y
24-03-2011	Rent / Oth Chg	15149	001296		Y
25-04-2011	Rent / Oth Chg	15149	001679		Y
20-07-2011	Rent / Oth Chg	15149	314086		N
25-07-2011	Rent / Oth Chg	15149	313682		Y
03-08-2011	Rent / Oth Chg	15149	313758		Y
20-08-2011	Rent / Oth Chg	15149	375246		Y
20-09-2011	Rent / Oth Chg	15149	375542	HDFC BANK	Y
20-10-2011	Rent / Oth Chg	15149	429170	HDFC BANK	Y
20-11-2011	Rent / Oth Chg	15149	467291	HDFC Bank Ltd	Y
20-12-2011	Rent / Oth Chg	15149	503928	HDFC Bank Ltd	Y
20-01-2012	Rent / Oth Chg	15149	537778	HDFC Bank	Y
25-02-2012	Rent / Oth Chg	15149	582150	HDFC Bank	Y
23-04-2012	Rent / Oth Chg	15149	581724	HDFC Bank	Y
23-04-2012	Rent / Oth Chg	15149	627393	HDFC Bank	Y
15-06-2012	Rent / Oth Chg	15149	675829	HDFC Bank	Y
26-07-2012	Rent / Oth Chg	15149	745811	HDFC Bank	Y

### Tenant Details Sheet

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30-07-2012	Rent / Oth Chg	15149	745463	HDFC Bank	Y
	<b>Total</b>	962579			





आन्ध्र प्रदेश ANDHRA PRADESH

दि. 24/8/06 No. 100/-  
 Name of Lessor: Soham modi  
 Name of Lessee: Satish modi  
 For Whom: Self Sec-187/3&4

*L. G. Chimalge*  
 B 315042

L. G. CHIMALGE  
 STAMP VENDOR  
 L.No. 02/2006  
 5-4-76/A, Collar, Sec-187/3&4  
 SECUNDERABAD-500 003

LEASE AGREEMENT

This Lease Agreement executed at Secunderabad on this the 24<sup>th</sup> day of August 2006 by and between:

**MR. SOHAM MODI**, SON OF MR. SATISH MODI, aged about 36, having his office at 5-4-187/3&4/7, II Floor, Soham Mansion, M. G. Road, Secunderabad - 500 003, hereinafter referred to as the LESSOR (which term shall mean and include whenever the context may so require his successor-in-interest).

AND

**M/S. MODI SHELTERS PVT. LTD.**, having its registered office at 5-4-187/3&4, III Floor, Soham Mansion, M. G. Road, Secunderabad - 500 003, represented by its Director Mr. Sourabh Modi, Son of Mr. Satish Modi, aged about 34, hereinafter referred to as the LESSEE (which term shall mean and include whenever the context may so require its successors-in-interest).

*Soham Modi*

For MODI SHELTERS  
*[Signature]*



WHEREAS the LESSOR is the absolute owner of the office space situated on the third floor, of the building known as Soham Mansion, bearing no. 5-4-187/3&4, situated at M. G. Road, Secunderabad - 500 003, having a super-built area of about 2,000 sqft. The LESSEE has requested the LESSOR to grant on lease the office space and the LESSOR agreed to give on lease on the terms and conditions specified as hereunder:

Know all men by these presents that in pursuance of the rent hereby reserved and the covenants agreed specified hereunder the LESSOR doth hereby grant and the LESSEE doth hereby taken on lease the office space situated on the third floor, of the building known as Soham Mansion, bearing no. 5-4-187/3&4, situated at M. G. Road, Secunderabad - 500 003, having a super-built area of about 2,000 sqft., more particularly described at the foot of this document, on the following terms and conditions.

1. The LESSEE shall pay a rent of Rs. 6,000/- (Rupees Six Thousand Only) per month exclusive of water & electricity consumption charges and subject to the clause pertaining to the enhancement of rent contained hereunder.
2. The LESSEE shall pay an amount of Rs. 72,000/- (Rupees Seventy Two Thousand Only) as security deposit, which shall be refunded by the LESSOR to the LESSEE at the time of vacating and satisfactory handing over of the premises. The LESSEE shall not be entitled to any interest on the security deposit lying with the LESSOR.
3. The lease shall be for a period of 5 years commencing from 1<sup>st</sup> September 2006. This agreement of lease between the said LESSOR and the said LESSEE can be terminated by the LESSEE with an advance notice of 3 months.
4. The LESSOR and the LESSEE hereby undertake to execute a regular lease deed as and when called upon by either of the parties to do so at any time during the currency of the lease agreement.
5. The expenses of stamp duty and registration charges of this agreement in duplicate and all other incidental expenses shall be borne by the LESSEE in full.

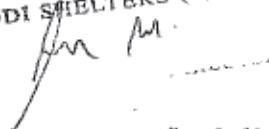
THE LESSEE HEREBY COVENANTS AS UNDER:

1. The LESSEE shall pay the rent regularly per each month on or before the 7<sup>th</sup> day of the succeeding month to the LESSOR.
2. The LESSEE shall pay and bear the water & electricity consumption charges including any additional consumption deposit that may be levied from time to time, apart from the rent.
3. The LESSEE shall keep the demised portion in a neat and habitable condition.
4. The LESSEE shall carry out all minor repairs and regular maintenance by way of colour wash etc, at its own cost.
5. The LESSEE shall utilize the demised portion for its office including its associated companies in the group but shall not use the said portion for residence or any illegal activity.
6. The LESSEE shall not sub-let any portion of the premises or transfer the rights under the lease in favour of anyone.
7. The LESSEE shall enhance the rent by 6% at the end of every year on the then existing rent.
8. The LESSEE shall permit the LESSOR or anyone authorised by it to inspect the demised portion at all reasonable hours of the day.

THE LESSOR HEREBY COVENANTS AS UNDER:

1. The LESSOR shall pay the property taxes pertaining to the leased premises.
2. The LESSOR agrees not to cause any hindrance to the LESSEE in the enjoyment of the demised portion provided the LESSEE observes all the covenants without defaults as specified above.
3. The LESSOR agrees to allow the LESSEE to remove the electrical fittings, false ceiling, air conditioning and any other such system that the LESSEE has installed at their own cost at the time of vacating the floor on the expiry of the lease or on termination of the lease.



For MODI SHELTERS (P)  




आन्ध्र प्रदेश ANDHRA PRADESH

Sl. No. 6542 Date 23/8/06 Rs. 100/-  
 Name of the holder Soham modi  
 Address Satish modi  
 For Whom self Sec-Abad

*L. Chellappa*  
 B 315043  
 LEEBA G. CHIMALGI  
 STAMP VENDOR  
 L.No. 0276116  
 5-4-76/A, Cellar, Banigunj  
 SECUNDERABAD-500 003

GENERAL AMENITIES AGREEMENT

This General Amenities Agreement executed at Secunderabad on this the 24<sup>th</sup> day of August, 2006 by and between:

MR. SOHAM MODI, SON OF MR. SATISH MODI, aged about 36, having his office at 5-4-187/3&4/7, II Floor, Soham Mansion, M. G. Road, Secunderabad - 500 003, hereinafter referred to as the OWNER (which term shall mean and include whenever the context may so require its successor-in-interest).

AND

M/S. MODI SHELTERS PVT. LTD., having its registered office at 5-4-187/3&4, III Floor, Soham Mansion, M. G. Road, Secunderabad - 500 003, represented by its Director Mr. Sourabh Modi, Son of Mr. Satish Modi, aged about 34, hereinafter referred to as the HIREE (which term shall mean and include whenever the context may so require its successors-in-interest).

*Soham Modi*

For MODI SHELTERS (PVT) LTD.  
*Sourabh Modi*

**WITNESSETH**

The HIREE has obtained on lease vide Lease Agreement dated 24<sup>th</sup> August 2006 the office space situated on the third floor, of the building known as Soham Mansion, bearing no. 5-4-187/3&4, situated at M. G. Road, Secunderabad - 500 003, having a super-built area of about 2,000 sqft. from the OWNER. At the request of the HIREE, the owner has agreed to provide amenities to the HIREE more fully described in the schedule. The HIREE has agreed to pay amenities charges for the said amenities apart from the rent payable to the OWNER.

**NOW THIS DEED WITNESSETH AS UNDER:**

1. The HIREE shall pay amenities charges of Rs. 6,000/- (Rupees Six Thousand Only) per month apart from and along with the rent payable, subject to the clause pertaining to the enhancement of the amenities charges given hereunder.
2. The HIREE shall enhance the amenity charges by 6% at the end of every years on the then existing amenity charges.
3. The HIREE shall pay the amenities charges for each month on or before the 7<sup>th</sup> day of the succeeding month to the owner.
4. The HIREE shall not be entitled to surrender the usage of amenities as long as the tenancy is subsisting.
5. Any default in the payment of amenity charges shall be deemed to be a breach of the covenants of tenancy and the OWNER shall be entitled to determine the lease and the HIREE shall give vacant possession of the tenancy.
6. The HIREE shall pay building maintenance charges amounting to Rs. 1,000/- (Rupees One Thousand Only) per month to the OWNER, or to any other party that the owner may direct, towards the maintenance of common areas, common area security, water charges, etc. subject to increase from time to time.

**PARTICULARS OF AMENITIES:**

1. Maintenance of common areas.
2. Provision of common area lighting.
3. Provision of security for building.
4. Provision of windows and doors.
5. Provision of toilet.
6. Provision of electric power connection.
7. Provision of common parking for cars & scooters.

IN WITNESS WHEREOF the HIREE and the OWNER have signed these presents on the date and at the place mentioned above.

**WITNESSES:**

- 1.
- 2.

For MODI SHELTERS (P) LTD.

  
HIREE

  
OWNER

DESCRIPTION OF THE DEMISED PORTION

All that portion consisting of the office space situated on the third floor, of the building known as Soham Mansion, bearing no. 5-4-187/3&4, situated at M. G. Road, Secunderabad - 500 003, having a super-built area of about 2,000 sqft., bounded by

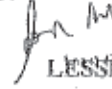
North By : Premises belonging to Mr. Sourabh Modi  
South By : Neighbour's Building  
East By : M. G. Road  
West By : Open to sky

In witness whereof the LESSEE and the LESSOR have signed these presents on the date and at the place mentioned above.

WITNESSES:

- 1.
- 2.

For MODI SHELTERS (P)

  
LESSEE

  
LESSOR



# Soham Mansion Owners Association

5-4-187/3&4, II Floor, M.G. Road, Secunderabad – 500003

Phone: 66335551, Fax: 040 - 27544058

To,  
The Owners/Occupants of Soham Mansion,

Sub.: Enhancement of maintenance charges – Reg.

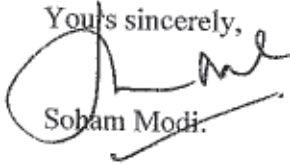
The monthly fixed expenditure towards security, house keeping, water and & electricity is about Rs. 15,000/- per month. Over and above that an expense of about Rs. 5,000/- per month is being incurred towards minor repairs and maintenance.

The total maintenance being collected is about Rs. 11,500/- per month which is grossly inadequate. Therefore, it has been decided that the monthly maintenance shall be collected @ Rs. 1/- per sft in place of Rs. 0.50/- per sft.

The maintenance charges shall be enhanced from 1<sup>st</sup> June 2010 and payable before 7<sup>th</sup> of the subsequent month.

Thank You.

Yours sincerely,



Soham Modi.

RENT RECORD 2007-08

Building Name	Soham Mansion	Area	2006 Sft	Floor / Off No.	III rd Floor	PT Paid By	Owner
Name of Tenant	M/s Modi Shelters Pvt.Ltd.	Dt of occupation	01.09.2006	Maint. by	Owner	Manit. Amount	1000
Rent Paid to	Soham Modi	Deposit	72000	Lease expires on	31.08.2011	Lease Period	5 Years
Lease Agr	Executed	Last Agr Dt	24.08.2006	Rent increase @	6% Every Year	Next increase Dt	01.09.2008
Rent Payment	Next month	Service Tax %	NIL	TDS %	15.45%	Other	
Total TDS amount for FY 2006/7	12,852	TDS received	Yes / No	Other			
Remarks							
Month	Gross Rent	Service Tax	TDS	Net Rent	Paid on	Amount	Remarks
Arrears 2006-07							
Apr-07	12000	0	1854	10146	9-5-07	10,146	628947
May-07	12000	0	1854	10146	8-6-07	10,146	642837
Jun-07	12000	0	1854	10146	9-7-07	10,146	642919
Jul-07	12000	0	1854	10146	07-08-07	10,146	655512
Aug-07	12000	0	1854	10146	07-09-07	10,146	655669
Sep-07	12720	0	1965	10755	15-10-07	10,146	675220
Oct-07	12720	0	1965	10755	06-11-07	10,146	675385
Nov-07	12720	0	1965	10755	10-12-07	10,146	531009
Dec-07	12720	0	1965	10755	05-01-08	10,146	531064
Jan-08	12720	0	1965	10755			
Feb-08	12720	0	1965	10755			
Mar-08	12720	0	1965	10755			
Prepared by:		Date:		Sign:			

Due on 2769/-

Approved by: *M*  
9 JAN 2008

A. Dambekar  
8/1/08





आन्ध्र प्रदेश ANDHRA PRADESH

क्र. सं. 54/... Date 23/8/06 Rs. 100/-  
Soham modi  
Satish modi  
Self

*L. G. Chimalgi*  
B 315042

LEENA G. CHIMALGI  
STAMP VENDOR  
L.No. 02/2006  
5-4-76/A, Cellar, Secunderabad  
SECUNDERABAD-500 003

LEASE AGREEMENT

This Lease Agreement executed at Secunderabad on this the 24<sup>th</sup> day of August 2006 by and between:

**MR. SOHAM MODI**, SON OF MR. SATISH MODI, aged about 36, having his office at 5-4-187/3&4/7, II Floor, Soham Mansion, M. G. Road, Secunderabad - 500 003, hereinafter referred to as the LESSOR (which term shall mean and include whenever the context may so require his successor-in-interest).

AND

**M/S. MODI SHELTERS PVT. LTD.**, having its registered office at 5-4-187/3&4, III Floor, Soham Mansion, M. G. Road, Secunderabad - 500 003, represented by its Director Mr. Sourabh Modi, Son of Mr. Satish Modi, aged about 34, hereinafter referred to as the LESSEE (which term shall mean and include whenever the context may so require its successors-in-interest).

*Soham Modi*

For MODI SHELTERS PVT. LTD.  
*Sourabh Modi*



WHEREAS the LESSOR is the absolute owner of the office space situated on the third floor, of the building known as Soham Mansion, bearing no. 5-4-187/3&4, situated at M. G. Road, Secunderabad - 500 003, having a super-built area of about 2,000 sft. The LESSEE has requested the LESSOR to grant on lease the office space and the LESSOR agreed to give on lease on the terms and conditions specified as hereunder:

Know all men by these presents that in pursuance of the rent hereby reserved and the covenants agreed specified hereunder the LESSOR doth hereby grant and the LESSEE doth hereby taken on lease the office space situated on the third floor, of the building known as Soham Mansion, bearing no. 5-4-187/3&4, situated at M. G. Road, Secunderabad - 500 003, having a super-built area of about 2,000 sft., more particularly described at the foot of this document, on the following terms and conditions.

1. The LESSEE shall pay a rent of Rs. 6,000/- (Rupees Six Thousand Only) per month exclusive of water & electricity consumption charges and subject to the clause pertaining to the enhancement of rent contained hereunder.
2. The LESSEE shall pay an amount of Rs. 72,000/- (Rupees Seventy Two Thousand Only) as security deposit, which shall be refunded by the LESSOR to the LESSEE at the time of vacating and satisfactory handing over of the premises. The LESSEE shall not be entitled to any interest on the security deposit lying with the LESSOR.
3. The lease shall be for a period of 5 years commencing from 1<sup>st</sup> September 2006. This agreement of lease between the said LESSOR and the said LESSEE can be terminated by the LESSEE with an advance notice of 3 months.
4. The LESSOR and the LESSEE hereby undertake to execute a regular lease deed as and when called upon by either of the parties to do so at any time during the currency of the lease agreement.
5. The expenses of stamp duty and registration charges of this agreement in duplicate and all other incidental expenses shall be borne by the LESSEE in full.

THE LESSEE HEREBY COVENANTS AS UNDER:

1. The LESSEE shall pay the rent regularly per each month on or before the 7<sup>th</sup> day of the succeeding month to the LESSOR.
2. The LESSEE shall pay and bear the water & electricity consumption charges including any additional consumption deposit that may be levied from time to time, apart from the rent.
3. The LESSEE shall keep the demised portion in a neat and habitable condition.
4. The LESSEE shall carry out all minor repairs and regular maintenance by way of colour wash etc, at its own cost.
5. The LESSEE shall utilize the demised portion for its office including its associated companies in the group but shall not use the said portion for residence or any illegal activity.
6. The LESSEE shall not sub-let any portion of the premises or transfer the rights under the lease in favour of anyone.
7. The LESSEE shall enhance the rent by 6% at the end of every year on the then existing rent.
8. The LESSEE shall permit the LESSOR or anyone authorised by it to inspect the demised portion at all reasonable hours of the day.

THE LESSOR HEREBY COVENANTS AS UNDER:

1. The LESSOR shall pay the property taxes pertaining to the leased premises.
2. The LESSOR agrees not to cause any hindrance to the LESSEE in the enjoyment of the demised portion provided the LESSEE observes all the covenants without defaults as specified above.
3. The LESSOR agrees to allow the LESSEE to remove the electrical fittings, false ceiling, air conditioning and any other such system that the LESSEE has installed at their own cost at the time of vacating the floor on the expiry of the lease or on termination of the lease.



For MODI SHELTERS (P)  




**WITNESSETH**

The HIREE has obtained on lease vide Lease Agreement dated 24<sup>th</sup> August 2006 the office space situated on the third floor, of the building known as Soham Mansion, bearing no. 5-4-187/3&4, situated at M. G. Road, Secunderabad – 500 003, having a super-built area of about 2,000 sft. from the OWNER. At the request of the HIREE, the owner has agreed to provide amenities to the HIREE more fully described in the schedule. The HIREE has agreed to pay amenities charges for the said amenities apart from the rent payable to the OWNER.

**NOW THIS DEED WITNESSETH AS UNDER:**

1. The HIREE shall pay amenities charges of Rs. 6,000/- (Rupees Six Thousand Only) per month apart from and along with the rent payable, subject to the clause pertaining to the enhancement of the amenities charges given hereunder.
2. The HIREE shall enhance the amenity charges by 6% at the end of every years on the then existing amenity charges.
3. The HIREE shall pay the amenities charges for each month on or before the 7<sup>th</sup> day of the succeeding month to the owner.
4. The HIREE shall not be entitled to surrender the usage of amenities as long as the tenancy is subsisting.
5. Any default in the payment of amenity charges shall be deemed to be a breach of the covenants of tenancy and the OWNER shall be entitled to determine the lease and the HIREE shall give vacant possession of the tenancy.
6. The HIREE shall pay building maintenance charges amounting to Rs. 1,000/- (Rupees One Thousand Only) per month to the OWNER, or to any other party that the owner may direct, towards the maintenance of common areas, common area security, water charges, etc. subject to increase from time to time.

**PARTICULARS OF AMENITIES:**

1. Maintenance of common areas.
2. Provision of common area lighting.
3. Provision of security for building.
4. Provision of windows and doors.
5. Provision of toilet.
6. Provision of electric power connection.
7. Provision of common parking for cars & scooters.

IN WITNESS WHEREOF the HIREE and the OWNER have signed these presents on the date and at the place mentioned above.

**WITNESSES:**

- 1.
- 2.

For MODI SHELTERS (P) LTD.

  
HIREE  
  
OWNER

DESCRIPTION OF THE DEMISED PORTION

All that portion consisting of the office space situated on the third floor, of the building known as Soham Mansion, bearing no. 5-4-187/3&4, situated at M. G. Road, Secunderabad - 500 003, having a super-built area of about 2,000 sft., bounded by

North By : Premises belonging to Mr. Sourabh Modi  
South By : Neighbour's Building  
East By : M. G. Road  
West By : Open to sky

In witness whereof the LESSEE and the LESSOR have signed these presents on the date and at the place mentioned above.

WITNESSES:

- 1.
- 2.

For MODI SHELTERS (P)  
*[Signature]*  
LESSEE

*[Signature]*  
LESSOR





123696625 आंध्र प्रदेश ANDHRA PRADESH 04AA 657236  
 S.No. Date 25/2/2006  
 Name C.H. Harreddy K. SRINIVAS  
 S/o. D/o W/o Mess. Srida Reddy S.V.L. No. 26/98, R.No. 39/200-  
 For Whom M/s. Modi Shelters Pvt. Ltd. City Civil Court,  
 SECUNDERABAD

LEASE AGREEMENT

This Lease Agreement executed at Secunderabad on this the 14<sup>th</sup> day of February 2006 by and between:

M/s. M. C. Modi Educational Trust, having its office at 5-4-187/3&4, III Floor, Soham Mansion, M.G. Road, Secunderabad - 500 003, represented by its Trustee Shri Pramodi Modi, aged about 66 years, resident of 1-8-165, P. G. Road, Secunderabad - 500 003, hereafter referred to as the LESSOR (which term shall mean and include whenever may so require his successor-in-interest).

AND

M/s. Modi Shelters Pvt. Ltd., a company incorporated under th having its registered office at 5-4-187/3 & 4, III Floor, Soham Secunderabad, and represented by its Managing Director Shri Sourabl Modi, hereinafter referred to as the LESSEE (which term shall mean the context may so require its successors-in-interest).

For M. C. Modi Educational Trust

Trustee

For MODI SHELTS

Old agreement  
 Closed





1220 ७००७३२६६ | आंध्र प्रदेश ANDHRA PRADESH 04AA 657235  
 S.No. Date  
 Name CH. Ramesh K. SANKRISHNAN  
 S/o. D. V. Rao V.V.L. No. 26/58, P.No. 39/2004  
 For Whom M/S. Modi Shelters Pvt Ltd City Civil Court, SECUNDERABAD

WHEREAS the LESSOR is the absolute owner of the office space situated on the second floor, of the building known as Soham Mansion bearing No. 5-4-187/3 & 4/7, situated at Soham Mansion, M.G. Road, Secunderabad, having a super-built area of about 2,000 sft. The LESSEE has requested the LESSOR to grant on lease the office space and the LESSOR agreed to give on lease on the terms and conditions specified as hereunder:

Know all men by these presents that in pursuance of the rent hereby reserved and the covenants agreed specified hereunder the LESSOR doth hereby grant and the LESSEE doth hereby taken on lease the office space situated on the second floor, of the building known as Soham Mansion bearing No. 5-4-187/3 & 4/7, situated at Soham Mansion, M.G. Road, Secunderabad, having a super-built area of about 2,000 sft. more particularly described at the foot of this document, on the following terms and conditions.

1. The LESSEE shall pay a rent of Rs. 8,000/- (Rupees Eight Thousand Only) per month exclusive of Electricity consumption charges and subject to the clause pertaining to the enhancement of rent contained hereunder.
2. The LESSEE shall pay an amount of Rs. 96,000/- (Rupees Forty Eight Thousand Only) as security deposit, which shall be refunded by the LESSOR to the LESSEE at the time of vacating and satisfactory handing over of the premises. The LESSEE shall not be entitled to any interest on the security deposit lying with the LESSOR.

For M. C. Modi Educational Trust

*[Signature]*  
Trustee

For MODI SHELTERS PVT. LTD.

*[Signature]*  
DIRECTOR  
Page 2 of 5



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

04AA 657234

S.No. 12359 Date 22/2/2006 Rs 20/-

Name C.H. Ramakrishna

S/o. B/o. W/o. Narsimha Rao

For Whom M. C. Modi Shelters Pvt Ltd

K. SREENIVAS

S.V.L. No. 26/98, T.No. 39/2004

City Civil Court,  
SECUNDERABAD

- The lease shall be for a period of ten years commencing from 1<sup>st</sup> March 2006. This agreement of lease between the said LESSOR and the said LESSEE can be terminated by the LESSEE with an advance notice of three months.
- The LESSOR and the LESSEE hereby undertake to execute a regular lease deed as and when called upon by either of the parties to do so at any time during the currency of the lease agreement.
- The expenses of stamp duty and registration charges of this agreement in duplicate and all other incidental expenses shall be borne by the LESSEE in full.

THE LESSEE HEREBY COVENANTS AS UNDER:-

- The LESSEE shall pay the rent regularly per each month on or before the 7<sup>th</sup> day of the succeeding month to the LESSOR.
- The LESSEE shall pay and bear the electricity consumption charges including any additional consumption deposit that may be levied from time to time apart from the rent.
- The LESSEE shall keep the demised portion in a neat and habitable condition.
- The LESSEE shall carry out all minor repairs and regular maintenance by way of colour wash etc, at its own cost.

For M. C. Modi Educational Trust

Trustee

For MODI SHELTERS PVT. LTD

DIRECTOR





ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

04AA 657233

S.No. 12358

22/2/2006 20V

Name

CH. Ramesh

S/o.

Mr. Srinivasulu

For

M/s. Modi Shelters Pvt Ltd

V.L. No. 39/2006  
City Court,  
SECUNDERABAD

5. The LESSEE shall utilize the demised portion for its office including its associated companies in the group but shall not use the said portion for residence or any illegal activity.
6. The LESSEE shall not sub-let any portion of the premises or transfer the rights under the lease in favour of anyone other than its group companies.
7. The LESSEE shall enhance the rent by 6% at the end of every year on the then existing rent.
8. The LESSEE shall permit the LESSOR or anyone authorised by it to inspect the demised portion at all reasonable hours of the day.

**THE LESSOR HEREBY COVENANTS AS UNDER:-**

1. The LESSOR shall pay the property taxes pertaining to the leased premises.
2. The LESSOR agrees not to cause any hindrance to the LESSEE in the enjoyment of the demised portion provided the LESSEE observes all the covenants without defaults as specified above.
3. The LESSOR agrees to allow the LESSEE to remove the electrical fittings, false ceiling, air conditioning and any other such system that the LESSEE has installed at their own cost at the time of vacating the floor on the expiry of the lease or on termination of the lease.

For M. C. Modi Educational Trust

*[Signature]*  
Trustee

For MODI SHELTERS PVT. LTD

*[Signature]*  
DIRECTOR





12-09-2025 आंध्र प्रदेश ANDHRA PRADESH  
 S.No. Date

04AA 657232

Name: C.H. Ramesh  
 S/o: Narsing Rao  
 For: Modi Shelters Pvt Ltd

**K. SRINIVAS**  
 S.V.L. No. 26/2016 No. 39/2004  
 City Civil Court,  
 SECUNDERABAD

**DESCRIPTION OF THE DEMISED PORTION.**

All that portion consisting of the office space situated on the second floor, of the building known as Soham Mansion bearing No. 5-4-187/3 & 4/7, situated at M. G. Road, Secunderabad, having a super-built area of about 2,000 sft. bounded by:

North By : Premises belonging to Lessor  
 South By : Neighbour's Building  
 East By : M. G. Road  
 West By : Open to sky

In witness whereof the LESSEE and the LESSOR have signed these presents on the date and at the place mentioned above.

**WITNESSES:**

1  
2

For MODI SHELTERS PVT LTD

*[Signature]*  
 DIRECTOR  
 LESSEE

For M. C. Modi Educational Trust

*[Signature]*  
 LESSOR Trustee  
 Page 5 of 5



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH 04AA 657231  
 S.No. 12357 Date: 22/2/2006 Rs. 20  
 Name: Ch. Ramath  
 S/o. D/o. Vid. Narsing Rao  
 For Whom: M/s. Modi Shelters Pvt. Ltd.

**K. SRINIVAS**  
 I.V.L. No. 26/98, R.No. 39/200-  
 City Civil Court,  
 SECUNDERABAD.

**GENERAL AMENITIES AGREEMENT**

This General Amenities Agreement executed at Secunderabad on this the 14<sup>th</sup> day of February 2006 by and between:

M/s. M. C. Modi Educational Trust, having its office at 5-4-187/3&4, III Floor, Soham Mansion, M.G. Road, Secunderabad - 500 003, represented by its Trustee Shri Pramodi Modi, aged about 66 years, resident of 1-8-165, P. G. Road, Secunderabad - 500 003, herein after referred to as the **OWNER** (which term shall mean and include whenever the context may so require its successor-in-interest).

AND

M/s. Modi Shelters Pvt. Ltd., a company incorporated under the Companies Act, 1956 having its registered office at 5-4-187/3 & 4, III Floor, Soham Mansion, M. G. Road, Secunderabad, and represented by its Managing Director Shri Sourabh Modi, S/o. Shri Satish Modi, herein after referred to as the **HIREE** (which term shall mean and include whenever the context may so require its successors-in-interest).

For M. C. Modi Educational Trust

  
Trustee

For MODI SHELTERS PVT. LTD.

  
DIRECTOR





७०७३३६६ आंध्र प्रदेश ANDHRA PRADESH 04AA 657230  
S.No. 12355 Date 22/2/2006 Rs. 20  
Name C.H. Ramesh K. SRINIVAS  
S/o. D/o. W/o. Narsing Rao S.V.L. No. 26/90, R.No. 39/200  
For Whom M/S. Modi Shelters Pvt. City Civil Court,  
SECUNDERABAD

**WITNESSETH**

The HIREE has obtained on lease vide Lease Agreement dated 14<sup>th</sup> February 2006 the office space situated on the second floor, of the building known as Soham Mansion bearing No. 5-4-187/3 & 4/7, situated at Soham Mansion, M.G. Road, Secunderabad, having a super-built area of about 2,000 sqft. from the OWNER. At the request of the HIREE, the owner has agreed to provide amenities to the HIREE more fully described in the schedule. The HIREE has agreed to pay amenities charges for the said amenities apart from the rent payable to the OWNER.

**NOW THIS DEED WITNESSETH AS UNDER**

1. The HIREE shall pay amenities charges of Rs. 8,000/- (Rupees Eight Thousand Only) per month apart from and along with the rent payable, subject to the clause pertaining to the enhancement of the amenities charges given hereunder.
2. The HIREE shall enhance the amenity charges by 6% at the end of every years on the then existing amenity charges.

For M. C. Modi Educational Trust

Trustee

For MODI SHELTERS PVT LTD.

DIRECTOR

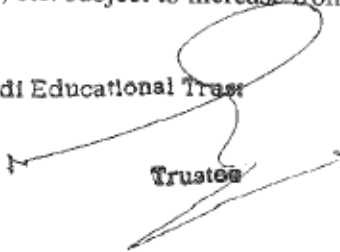


ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH  
 12354 Date 22/2/2006 Rs. 20  
 S.No. Name C.A. Ramiah  
 S/o. Narsing Reddy  
 For MODI SHELTERS PVT LTD

04AA 657229  
 K. SRINIVAS  
 S.V.L. No. 26/98, R.No. 39/200-  
 City Civil Court,  
 SECUNDERABAD

3. The HIREE shall pay the amenities charges for each month on or before the 7<sup>th</sup> day of the succeeding month to the owner.
  4. The HIREE shall not be entitled to surrender the usage of amenities as long as the tenancy is subsisting.
  5. Any default in the payment of amenity charges shall be deemed to be a breach of the covenants of tenancy and the OWNER shall be entitled to determine the lease and the HIREE shall give vacant possession of the tenancy.
- The HIREE shall pay building maintenance charges amounting to Rs. 1,000/- (Rupees One Thousand Only) per month to the OWNER, or to any other party that the owner may direct, towards the maintenance of common areas, common area security, water charges, etc. subject to increase from time to time.

For M. C. Modi Educational Trust

  
 Trustee

For MODI SHELTERS PVT. LTD.

  
 DIRECTOR





ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH 04AA 657228  
[2355] Date 22/2/2006 Rs. 20  
S.No. Name CH. Ramakrishna  
S/o. D/o. V. Narasing Reddy  
For Whom M/s. Modi Shelters Pvt Ltd  
K. SRINIVAS  
S.V.L. No. 26/89, P.No. 39/2004  
City Civil Court,  
SECUNDERABAD

**PARTICULARS OF AMENITIES.**

- 1 Maintenance of common areas.
- 2 Provision of common area lighting.
- 3 Provision of security for building.
- 4 Provision of windows and doors.
- 5 Provision of toilet.
- 6 Provision of electric power connection.
- 7 Provision of common parking for cars & scooters.

For M. C. Modi Educational Trust

Trustee

For MODI SHELTERS PVT. LTD.

n. M.  
DIRECTOR



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

04AA 657237

S.No. 12362 Date 22/07/2018

Name C.H. Kammela

S/o. Mr. S. Sankarao

For whom Mrs. Modi Shelters PT Hd

K. SRINIVAS

S.V.No. No. 26/98, R.No. 39/200-  
City Civil Court,  
SECUNDERABAD

I  WITNESS WHEREOF the HIREE and the OWNER have signed these presents on the date and at the place mentioned above.

WITNESSES:

- 1.
- 2.

For MODI SHELTERS PVT. LTD.

*[Signature]*  
DIRECTOR  
HIREE

For M. C. Modi Educational Trust

OWNER  
*[Signature]*  
Trustee





ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

09AA 571824

Date : 15-02-2006

Serial No : 5,424

Denomination : 100

Purchased By :

C.H. RAMESH  
S/O C.H. NARASINGH RAO  
HYDERABAD

For Whom :

MODI PROPERTIES & INVESTMENTS PVT LTD  
SEC-BAD

*C. H. Ramesh*  
Sub Registrar  
Ex. Officio Stamp Vendor  
G.S.O., C&IG Office, Hyd



### LEASE AGREEMENT

This Lease Agreement executed at Secunderabad on this the 14<sup>th</sup> day of February 2006 by and between:

M/s. M. C. Modi Educational Trust, having its office at 5-4-187/3&4, III Floor, Soham Mansion, M.G. Road, Secunderabad - 500 003, represented by its Trustee Shri Pramodi Modi, aged about 66 years, resident of 1-8-165, P. G. Road, Secunderabad - 500 003, herein after referred to as the **LESSOR** (which term shall mean and include whenever the context may so require his successor-in-interest).

AND

M/s. Modi Properties & Investments Pvt. Ltd., a company incorporated under the Companies Act, 1956 having its registered office at 5-4-187/3 & 4, III Floor, Soham Mansion, M.G. Road, Secunderabad, and represented by its Director Shri Gaurang Mody, S/o. Shri Jayantilal Mody, aged 37 years, hereinafter referred to as the **LESSEE** (which term shall mean and include whenever the context may so require its successors-in-interest).

For M. C. Modi Educational Trust

*[Signature]*  
Trustee

For Modi Properties & Investments Pvt. Ltd

*[Signature]*  
Director



WHEREAS the LESSOR is the absolute owner of the office space situated on the second floor, of the building known as Soham Mansion bearing No. 5-4-187/3 & 4/7, situated at Soham Mansion, M.G. Road, Secunderabad, having a super-built area of about 1,000 sft. The LESSEE has requested the LESSOR to grant on lease the office space and the LESSOR agreed to give on lease on the terms and conditions specified as hereunder:

Know all men by these presents that in pursuance of the rent hereby reserved and the covenants agreed specified hereunder the LESSOR doth hereby grant and the LESSEE doth hereby taken on lease the office space situated on the second floor, of the building known as Soham Mansion bearing No. 5-4-187/3 & 4/7, situated at Soham Mansion, M. G. Road, Secunderabad, having a super-built area of about 1,000 sft. more particularly described at the foot of this document, on the following terms and conditions.

1. The LESSEE shall pay a rent of Rs. 4,000/- (Rupees Four Thousand Only) per month exclusive of Electricity consumption charges and subject to the clause pertaining to the enhancement of rent contained hereunder.
2. The LESSEE shall pay an amount of Rs. 48,000/- (Rupees Forty Eight Thousand Only) as security deposit, which shall be refunded by the LESSOR to the LESSEE at the time of vacating and satisfactory handing over of the premises. The LESSEE shall not be entitled to any interest on the security deposit lying with the LESSOR.
3. The lease shall be for a period of three years commencing from 1<sup>st</sup> March 2006. This agreement of lease between the said LESSOR and the said LESSEE can be terminated by the LESSEE with an advance notice of three months.
4. The LESSOR and the LESSEE hereby undertake to execute a regular lease deed as and when called upon by either of the parties to do so at any time during the currency of the lease agreement.
5. The expenses of stamp duty and registration charges of this agreement in duplicate and all other incidental expenses shall be borne by the LESSEE in full.

**THE LESSEE HEREBY COVENANTS AS UNDER:-**

1. The LESSEE shall pay the rent regularly per each month on or before the 7<sup>th</sup> day of the succeeding month to the LESSOR.
2. The LESSEE shall pay and bear the electricity consumption charges including any additional consumption deposit that may be levied from time to time apart from the rent.
3. The LESSEE shall keep the demised portion in a neat and habitable condition.
4. The LESSEE shall carry out all minor repairs and regular maintenance by way of colour wash etc, at its own cost.
5. The LESSEE shall utilize the demised portion for its office including its associated companies in the group but shall not use the said portion for residence or any illegal activity.
6. The LESSEE shall not sub-let any portion of the premises or transfer the rights under the lease in favour of anyone.
7. The LESSEE shall enhance the rent by 6% at the end of every year on the then existing rent.
8. The LESSEE shall permit the LESSOR or anyone authorised by it to inspect the demised portion at all reasonable hours of the day.

**THE LESSOR HEREBY COVENANTS AS UNDER:-**

1. The LESSOR shall pay the property taxes pertaining to the leased premises.
2. The LESSOR agrees not to cause any hindrance to the LESSEE in the enjoyment of the demised portion provided the LESSEE observes all the covenants without defaults as specified above.
3. The LESSOR agrees to allow the LESSEE to remove the electrical fittings, false ceiling, air conditioning and any other such system that the LESSEE has installed at their own cost at the time of vacating the floor on the expiry of the lease or on termination of the lease.

For M. C. Modi Educational Trust

Trustee

For Modi Properties & Investments Page 2 of 3

Director




**DESCRIPTION OF THE DEMISED PORTION.**

All that portion consisting of the office space situated on the second floor, of the building known as Soham Mansion bearing No. 5-4-187/3 & 4/7, situated at Soham Mansion, M. G. Road, Secunderabad, having a super-built area of about 1,000 sft. bounded by:

North By : Staircase & Lobby  
South By : Premises belonging to Lessor  
East By : M. G. Road  
West By : Open to sky

In witness whereof the **LESSEE** and the **LESSOR** have signed these presents on the date and at the place mentioned above.

For Modi Properties & Investments Pvt. Ltd

  
**LESSEE** Director

**WITNESSES:**

1.

2.

For M. C. Modi Educational Trust

  
**LESSOR** Trustee



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

Date : 15-02-2006

Serial No : 5,425

Denomination : 100

Purchased By :

C.H. RAMESH  
S/O C.H. NARASINGH RAO  
HYDERABAD

For Whom :

MODI PROPERTIES & INVESTMENTS PVT LTD  
SEC-BAD

*C. S. Ramesh*

Sub Registrar  
Ex.Officio Stamp Vendor  
G.S.O., C&IG Office, Hyd

09AA 571825



### GENERAL AMENITIES AGREEMENT

This General Amenities Agreement executed at Secunderabad on this the 14<sup>th</sup> day of February 2006 by and between:

**M/s. M. C. Modi Educational Trust**, having its office at 5-4-187/3&4, III Floor, Soham Mansion, M.G. Road, Secunderabad – 500 003, represented by its Trustee Shri Pramodi Modi, aged about 66 years, resident of 1-8-165, P. G. Road, Secunderabad – 500 003, herein after referred to as the **OWNER** (which term shall mean and include whenever the context may so require its successor-in-interest).

AND

**M/s. Modi Properties & Investments Pvt. Ltd.**, a company incorporated under the Companies Act, 1956 having its registered office at 5-4-187/3 & 4, III Floor, Soham Mansion, M.G. Road, Secunderabad, and represented by its Director Shri Gaurang Mody, S/o. Shri Jayantilal Mody aged 37 years, herein after referred to as the **HIREE** (which term shall mean and include whenever the context may so require its successors-in-interest).

For M. C. Modi Educational Trust

*[Signature]*  
Trustee

For Modi Properties & Investments Pvt. Ltd.

*[Signature]*  
Director



**WITNESSETH**

The **HIREE** has obtained on lease vide Lease Agreement dated 14<sup>th</sup> February 2006 the office space situated on the second floor, of the building known as Soham Mansion bearing No. 5-4-187/3 & 4/7, situated at Soham Mansion, M. G. Road, Secunderabad, having a super-built area of about 1,000 sft. from the **OWNER**. At the request of the **HIREE**, the owner has agreed to provide amenities to the **HIREE** more fully described in the schedule. The **HIREE** has agreed to pay amenities charges for the said amenities apart from the rent payable to the **OWNER**.

**NOW THIS DEED WITNESSETH AS UNDER**

1. The **HIREE** shall pay amenities charges of **Rs. 4,000/-** (Rupees Four Thousand Only) per month apart from and along with the rent payable, subject to the clause pertaining to the enhancement of the amenities charges given hereunder.
2. The **HIREE** shall enhance the amenity charges by 6% at the end of every years on the then existing amenity charges.
3. The **HIREE** shall pay the amenities charges for each month on or before the 7<sup>th</sup> day of the succeeding month to the owner.
4. The **HIREE** shall not be entitled to surrender the usage of amenities as long as the tenancy is subsisting.
5. Any default in the payment of amenity charges shall be deemed to be a breach of the covenants of tenancy and the **OWNER** shall be entitled to determine the lease and the **HIREE** shall give vacant possession of the tenancy.
6. The **HIREE** shall pay building maintenance charges amounting to **Rs. 500/-** (Rupees Five Hundred Only) per month to the **OWNER**, or to any other party that the owner may direct, towards the maintenance of common areas, common area security, water charges, etc. subject to increase from time to time.

**PARTICULARS OF AMENITIES.**

1. Maintenance of common areas.
2. Provision of common area lighting.
3. Provision of security for building.
4. Provision of windows and doors.
5. Provision of toilet.
6. Provision of electric power connection.
7. Provision of common parking for cars & scooters.

IN WITNESS WHEREOF the **HIREE** and the **OWNER** have signed these presents on the date and at the place mentioned above.

**WITNESSES:**

1.

For Modi Properties & Investments Pvt. Ltd

  
Director  
**HIREE**

2.

For M. C. Modi Educational Trust

  
**OWNER**