

SOHAM MANSION OWNERS ASSOCIATION

5-4-187/3 & 4, II Floor, Soham Mansion, M.G. Road, Secunderabad – 500 003.
Phone: +91- 40-66335551, Fax: +91- 40-27544058

Date: 28.09.2011

To,
M/s.Luharuka C A Firm,
Soham Mansion,
5-4-187/3&4,
M. G. Road,
SECUNDERABAD

Dear Sir,

Sub: Payment of Maintenance arrears with effect from Jul'11 – Reg.

Please note that you are in arrears of maintenance charges as given below:

| Period | Amount |
|--|-----------------|
| Maintenance Arrears: a) Jul' 2011 & Aug' 2011 (600/- x 2 months) = 1200/- | 1200.00 |
| Total Maintenance Arrears Payable amount: | 1,200.00 |

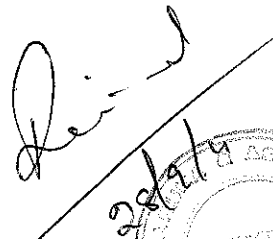

We request you to pay these arrears at the earliest.

Thank You.

Yours Truly,

For SOHAM MODI


Authorised Signatory

RENT RECORD

| | | | | | |
|--------------------|----------------------------|----------------------------|------------|--------------------------|--------------|
| Building Name | SOHAM HANSON | Area | 500 SFT | Office Number / Floor | Third Floor |
| Name of Tenant | M/S. MARVEL WEAVES LIMITED | Lease Period | 6 Years | Rent paid to | HCHET |
| Date of occupation | 15-02-2001 | Date of next rent increase | 15-02-2004 | Lease expires on | 15-02-2007 |
| Rent increase | 2% Every 3 Years | TDS deducted | Year/No | Deposit | Rs. 21,000/- |
| TDS percentage | | Maint. Charges | | Advance Rent | Yes/No |
| PT paid by | Lessor / Lessee | | | Lease agreement executed | Yes/No |
| Remarks | | | | | |

| Month | Total Rent | TDS | Net Rent | Paid on | Cheque No. | Amount | Remarks | TDS Paid |
|------------|------------|-----|---|---------|------------|--------|--------------------|----------|
| Old Dues | 14,000 | | | | | | | |
| April 2003 | 3500.00 | | Assessd Rent & Maintenance @ FT | | | | Dec '02 Mar '03 | |
| May 2003 | 3500.00 | | - Paid on 09/07/03, 545075, HDFC | | | | | |
| June 2003 | 3500.00 | | for RA 8800/- (Bal after deposit deduction) | | | | | |
| July 2003 | | | | | | | | |
| Aug 2003 | | | | | | | | |
| Sep 2003 | | | | | | | | |
| Oct 2003 | | | | | | | | |
| Nov 2003 | | | | | | | | |
| Dec 2003 | | | | | | | | |
| Jan 2004 | | | | | | | | |
| (Feb 2004) | 3850.00 | | | | | | | |
| Mar 2004 | 4200.00 | | | | | | | |

RENT RECORD

| | | | | | |
|--------------------|----------------------------|----------------------------|------------|--------------------------|---------------|
| Building Name | SOUTHAM MANSION | Area | 500 sqft | Office Number / Floor | 11 floor |
| Name of Tenant | M/S. MARVEL WEAVES LIMITED | Lease Period | 6 YEARS | Rent paid to | MCMET |
| Date of occupation | 15-02-2001 | Date of next rent increase | 15-02-2004 | Lease expires on | 15-02-2007 |
| Rent increase | 20% Every 3 year | TDS deducted | Yes/No | Deposit | R.S. 21,000/- |
| TDS percentage | - | Maint. Charges | | Advance Rent | Yes/No |
| PT paid by | Lessor / Lessee | | | Lease agreement executed | Yes/No |
| Remarks | | | | | |

| Month | Total Rent | TDS | Net Rent | Paid on | Cheque No. | Amount | Remarks | TDS Paid |
|------------|------------|-----|-----------|----------|-----------------------------|-----------|----------|----------|
| April 2002 | 3500 = 00 | 0 | 3500 = 00 | 30.8.02 | 366710 | 3500 = 00 | April 02 | M |
| May 2002 | 3500 = 00 | 0 | 3500 = 00 | 12/2002 | 366710 302635 | 3500 = 00 | May 02 | |
| June 2002 | 3500 = 00 | 0 | 3500 = 00 | 11 " | 411 | A | JUNE 02 | |
| July 2002 | 3500 = 00 | 0 | 3500 = 00 | | | | July 02 | |
| Aug 2002 | 3500 = 00 | 0 | 3500 = 00 | | | | Aug 02 | |
| Sep 2002 | 3500 = 00 | 0 | 3500 = 00 | | | 17500 | Sep 02 | |
| Oct 2002 | 3500 = 00 | 0 | 3500 = 00 | | | | Oct 02 | |
| Nov 2002 | 3500 = 00 | 0 | 3500 = 00 | 10/04/03 | | | Nov 02 | |
| Dec 2002 | 3500 = 00 | 0 | | | | | | |
| Jan 2003 | 3500 = 00 | 0 | | | | | | |
| Feb 2003 | 3500 = 00 | 0 | | | | | | |
| Mar 2003 | 3500 = 00 | 0 | | | | | | M |

539

| | |
|--------------|--|
| Remarks | Rent Record |
| | to 15-2-01. |
| File Name | |
| Destroy Doc. | <input type="checkbox"/> No <input type="checkbox"/> Yes Sign: |

RECORD OF RENTS

| | |
|------------------|---|
| Name of tenant : | M/s Marvel weaves Limited |
| Location : | SOHAM MANSION M.G. ROAD 2 nd FLOOR |
| Increment : | 20% every 3 years 15-02-2004 |
| Deposit : | 21,000/- Paid on: |
| Remarks : | End of month |

| Month | Rent | Paid on | Ch. No. | Amount | Remarks |
|------------|---------|---------|---------|--------|--------------------|
| Old Dues | | | | | |
| Jan 2001 | | | | | |
| Feb 2001 | 1,750/- | | | | Adjusted in report |
| Mar 2001 | 3,500/- | | | | Adjusted in report |
| April 2001 | | | | | |
| May 2001 | | | | | |
| June 2001 | | | | | |
| July 2001 | | | | | |
| Aug 2001 | | | | | |
| Sep 2001 | | | | | |
| Oct 2001 | | | | | |
| Nov 2001 | | | | | |
| Dec 2001 | | | | | |

MAINTENANCE RECORD

| | | | | | |
|--------------------|-------------------------|----------------|--------|-----------------------|----------|
| Building Name | SOUTH MANSION | Area | 506 ST | Office Number / Floor | II floor |
| Name of Occupant | M/S MARVEL LEASERS LTD. | Advance Maint. | | Maint paid to | MPIRL |
| Date of occupation | 15-02-2001 | Yes / No | | | |
| Remarks | | | | | |

| Month | Maint. Charges | Other Charges | Total Charges | Paid on | Cheque No. | Amount | Remarks | TDS Paid |
|------------|----------------|---------------|---------------|----------|------------|---------|----------|----------|
| Old Dues | | | | | | | | |
| April 2002 | 200/- | | | | | | April 02 | - |
| May 2002 | 200/- | | | | | | to | - |
| June 2002 | 200/- | | 1000/- | 29.08.02 | CASH | 1000/- | Aug. 02 | - |
| July 2002 | 200/- | | | | | | | - |
| Aug 2002 | 200/- | | | | | | | - |
| Sep 2002 | 200/- | | | | | | | - |
| Oct 2002 | 200/- | | | | | | Sep 02 | - |
| Nov 2002 | 200/- | | | | | | to | - |
| Dec 2002 | 200/- | | 1400/- | 14.03.03 | CASH | 1400.00 | Mar 03. | - |
| Jan 2003 | 200/- | | | | | | | - |
| Feb 2003 | 200/- | | | | | | | - |
| Mar 2003 | 200/- | | | | | | | - |

RENT RECORD

| | | | | | |
|--------------------|------------------|----------------------------|------------|--------------------------|---------------|
| Building Name | SOLHAM MANSSION | Area | 500Stt | Office Number / Floor | 2 Floor |
| Name of Tenant | M/S. MARVEL | WEAVER LIMITED | | Rent paid to | MCMET |
| Date of occupation | 15-02-2001 | Lease Period | 6 years | Lease expires on | 15-02-2007 |
| Rent increase | 20% every 3 yrs. | Date of next rent increase | 15-02-2004 | Deposit | Rs. 2-1,000/- |
| TDS percentage | | TDS deducted | Yes/No | Advance Rent | Yes/No |
| PT paid by | Lessor / Lessee | Maint. Charges | | Lease agreement executed | Yes / No |
| Remarks | | | | | |

| Month | Total Rent | TDS | Net Rent | Paid on | Cheque No. | Amount | Remarks | TDS Paid |
|------------|------------|-----|----------|------------|------------|-----------|---------|----------|
| Old Dues | NIL | | | | | | | |
| April 2001 | 3500.00 | - | 3500.00 | 24/5/2001 | 665454 | 3500.00 | | |
| May 2001 | 3500.00 | - | 3500.00 | 11/6/2001 | 101496 | 3500.00 | | |
| June 2001 | 3500.00 | - | 3500.00 | 10/6/2001 | 129888 | 3500.00 | | |
| July 2001 | 3500.00 | - | 3500.00 | 10/10/2001 | 129888 | 3500.00 | | |
| Aug 2001 | 3500.00 | - | 3500.00 | 10/10/2001 | 129888 | 3500.00 | | |
| Sep 2001 | 3500.00 | - | 3500.00 | 19/11/2001 | 129888 | 3500.00 | | |
| Oct 2001 | 3500.00 | - | 3500.00 | 19/11/2001 | 129888 | 3500.00 | | |
| Nov 2001 | 3500.00 | - | 3500.00 | 25/02/02 | 647909 | 3500.00 | | |
| Dec 2001 | 3500.00 | - | 3500.00 | 25/02/02 | 647909 | 3500.00 | | |
| Jan 2002 | 3500.00 | - | 3500.00 | 28/02/02 | 348812 | 10,000.00 | | |
| Feb 2002 | 3500.00 | - | 3500.00 | 11 | 1 | 0 | | |
| Mar 2002 | 3500.00 | - | 3500.00 | 11 | 1 | 0 | | |

7.9.

MAINTENANCE RECORD

| | | | | | |
|--------------------|-------------------------|----------------|--|-----------------------|----------|
| Building Name | SOUTH MANUSION | Area | | Office Number / Floor | A Floor. |
| Name of Occupant | MARVEL KLEAVERS LIMITED | Advance Maint. | | Maint paid to | MPIPL |
| Date of occupation | 15-02-2007 | Yes / No | | | |
| Remarks | | | | | |

| Month | Maint. Charges | Other Charges | Total Charges | Paid on | Cheque No. | Amount | Remarks | TDS Paid |
|------------|----------------|---------------|---------------|-----------|------------|---------|---------|----------|
| Old Dues | | | | | | | | |
| April 2001 | 200.00 | - | 200.00 | 11/6/2001 | CASH | 200.00 | | |
| May 2001 | 200.00 | - | 200.00 | 11/6/2001 | CASH | 200.00 | | |
| June 2001 | 200.00 | - | 200.00 | 21/9/2001 | CASH | 200.00 | | |
| July 2001 | 200.00 | - | 200.00 | 31/10/01 | CASH | 200.00 | | |
| Aug 2001 | 200.00 | - | 200.00 | 31/10/01 | CASH | 200.00 | | |
| Sep 2001 | 200.00 | - | 200.00 | | | | | |
| Oct 2001 | 200.00 | - | 200.00 | | | | | |
| Nov 2001 | 200.00 | - | 200.00 | | | | | |
| Dec 2001 | 200.00 | - | 200.00 | 18/04/02 | CASH | 1400.00 | | |
| Jan 2002 | 200.00 | - | 200.00 | | | | | |
| Feb 2002 | 200.00 | - | 200.00 | | | | | |
| Mar 2002 | 200.00 | - | 200.00 | | | | | |

2.1

Maintenance & Water Charges.

Name of Occupant / Tenant: Novel Weaves Limited

| Month | Bill Date | Maint, water charges | Paid on | Amount | Remarks |
|----------|-----------|----------------------|---------|--------|--------------------|
| Feb 2001 | | 100.00 | | | Adjusted In. Debit |
| Mar 2001 | | 200.00 | | | |
| Apr 2001 | | 200.00 | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |

23 March 2004

Shri. Y.S.R. Murthy
Advocate
6-3-712/134, Panjagutta
Hyderabad – 500 0082.

Dear Sir,

Ref: Your Notice dt. 08.03.2004.

We are in receipt of your notice dt.13.03.2004 towards the outstanding to M/s. Modi Educational Trust. Since we had some financial problems in our Company we could not repay the same in time.

We are taking necessary steps to repay the dues. We request to kindly use your good office to your client to bear with us, since we are committed to repay the same with in one month time days.

We expect your co-operation in our odd situation.

Thanking you,

Yours faithfully,
For MARVEL WEAVES LTD

Abhimanyu Raja S.P.
ABHIMANYU RAJA S.P.
MANAGING DIRECTOR

C.C to: M/s. Modi Educational Trust, Secunderabad.

o/c

Y. S. R. MURTHY, Advocate

Off: 6-3-712/134, Punjagutta Colony,
Hyderabad – 82. Phone: 23408670

Res: B53F/4, Vijayanagar Colony,
Hyderabad – 57 Phone: 23347599

Reg. Post with Ack. Due

Date: 08.03.2004

To,
M/s. Marvel Weaves Limited,
C/o. Marvel Constructions,
I-403, Divyashakti Apartments,
Ameerpet,
HYDERABAD.

On behalf of and under instructions of my client M. C. Modi Educational Trust, represented by its trustee, Mr. Pramod Modi, C/o. 5-4-187/3 & 4, III floor, M. G. Road, Secunderabad. I am issuing the following

NOTICE

My client states that you have taken on lease the office space on the second floor of the building known as Soham Mansion, bearing No. 5-4-187/3 & 4/7(part), situated at M. G. Road, Secunderabad, having a builtup area of about 500 sft.

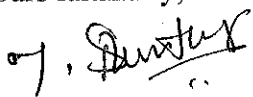
Further my client states that you have executed a lease agreement dated 14th February 2001 along with general amenities agreement on the same date. According to the agreement you have to pay a rent of Rs.1,750/- per month and Rs.1,750/- towards amenities which is increased by 20% at the end of every three years. The agreement commenced from 14th February 2001.

Further, my client states that you have vacated the premises on 01st July 2003. The rent and the amenity charges and other charges from December 2002 to June 2003 is amounting to Rs.29,475/- out of which your deposit with my client Rs. 21,000/-. The balance of amount Rs. 8,475/- which is due from you.

Now, I therefore call upon you to pay the total balance amount of rent & amenities and other charges within a period of 7 days from the date of receipt of this notice. Otherwise, my client will be forced to initiate necessary legal action against you to recover the above mentioned amount and you will be held responsible for all the costs and consequences arising thereof.

I further call upon you to pay Rs. 1,000/- towards the issuance of this legal notice.

Yours faithfully,



(Y.S.R. MURTHY)

o/c

Y. S. R. MURTHY, Advocate

Off: 6-3-712/134, Punjagutta Colony,
Hyderabad – 82. Phone: 23408670

Res: B53F/4, Vijayanagar Colony,
Hyderabad – 57 Phone: 23347599

Reg. Post with Ack. Due.

Date: 26-07-2003

To,
M/s. Marvel Weaves Limited,
Rep. by its Managing Director Mr. P. Abhimanyu Raja,
C/o. Schaltech Auto Machine,
D-97/A, Jeedimetla,
HYDERABAD - 500 055.

On behalf of and under the instructions of my client M. C. Modi Educational Trust, represented by its trustee, Mr. Pramod Modi, C/o. 5-4-187/3 & 4, III floor, M. G. Road, Secunderabad.

NOTICE

My client states that you have taken on lease the office space on the second floor of the building known as Soham Mansion bearing No. 5-4-187/3 & 4/7(part), situated at M. G. Road, Secunderabad, having a builtup area of about 500 sft.

Further my client states that you have executed a lease agreement dated 14th February 2001 along with general amenities agreement on the same date. According to the agreement you have to pay a rent of Rs. 1750/- per month and Rs. 1750/- towards amenities which is increased by 20% at the end of every three years. The agreement commenced from 14th February 2001.

Further, my client states that you have vacated the premises on 01st July 2003. The rent and the amenity charges the rent and amenities and other charges from December 2002 to June 2003 is amounting to Rs. 29,475/- out of which your deposit with my client is Rs. 21,000/-. The balance of the amount Rs. 8,475/- for which you have issued a cheque bearing No. 545075, dated 09.07.2003 an amount of Rs. 8,800/- (Rupees Eight Thousand Eight Hundred only) drawn on HDFC Bank, Ushakiran Complex, Secunderabad.

Further, my client states that after issuing the cheque you have stated that you will take back the cheque by paying the due amount in cash. After so many reminders and telephone calls you have not come and paid the due amount and my client was forced to deposit the cheque.

ofc.

MARVEL WEAVES LIMITED

1 July 2003

To,

The Managing Director,
Modi Builders
5-4-184/3&4, Soham Mansion,
M.G.Road,
Secunderabad – 500 003.

Sub: Handing over the office space & settlement of the balance amount.
Ref: Our conversation.

Dear Sir,

We are thankful to you for the kind consideration extended to us.


With reference to our discussions on 19th of June we would like to handover the space provided for us. Please find enclosed a cheque for the balance amount. We regret the inconvenience caused.

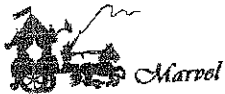
No: 545075 dt: 9.07.03

We thank you once again for obliging our requisition.

Thanking you

Yours truly,
For Marvel Weaves Limited


S S Praveen
Manager Admn. & Accounts.



April 10, 2003

To,
Mr Soham Modi,
MODI Properties & Investments Pvt. Ltd.,
5 - 4 - 187 / 3 & 4, IIIrd Floor, M G Road,
Secunderabad - 500 003.

Dear Sir,

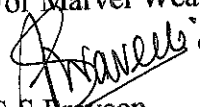
Sub: Payment of rental dues


We are thankful to you for your kind consideration from time to time.

Please find enclosed in this cover cash for the rental dues of 5 months. The rest will be cleared in due time.

Thanking you

Yours truly,
For Marvel Weaves Limited


S S Praveen
(Manager Admn.)

$3,500 \times 5 = 17,500/-$
Received on 10/04/2003


(Rent paid from July '02 to Nov '02
 $3,500/- \times 5 = 17,500/-$)

MARVEL WEAVES LIMITED

Regd. Office : 5-4-187/3 & 4, 2nd Floor, M.G. Road, Secunderabad - 500 003. Phone : 6322087, Telefax : 040-6322088
Factory : Enmulnava Village, J.P. Dherga Road, Kothur Mandal, Maheboob Nagar Dist-509 228. Ph : 08548-57570, Fax : 57560
E-mail : marweaves@yahoo.com

Kind Attn: Mr. Raghunathan

Date: 08-04-2003

To,
Mr. D. Raghunathan,
Managing Director,
M/s. Marvel
HYDERABAD.

Dear Sir,

Sub: - Arrears of Rent - Reg.

As per our discussion on 04th April 2003, the detail arrears of rent are given below: -

Rent of Rs. 3,500/- per month has to be paid from the month of **July 2002 to April 2003** i.e.

Rs. 3,500 @ 10 months = **Rs. 35,000/-** (Rupees Thirty Five Thousand).

I request you to clear the ^{arrears} rent as early as possible.

Thank You.

Yours truly,
FOR M. C. MODI EDUCATIONAL TRUST,


SOHAM MODI



15.03.03

To,
Mr Soham Modi,
MODI Properties & Investments Pvt. Ltd.,
5 - 4 - 187 / 3 & 4, IIIrd Floor, M G Road,
Secunderabad - 500 003.

Dear Sir,

Sub: Payment of rental dues

We are thankful to you for your kind consideration from time to time.

We regret the delay in paying our rentals. With reference to the discussions our manager had with you on 14.03.03, we hereby forward you the requisition letter to give us possible time till April to clear the rentals either fully / partly depending on the financial position.

We thank you once again for the kind consideration shown towards our organization.

Thanking you
Yours truly,
For Marvel Weaves Limited

S P Abhimanyu Raja
Managing Director.

MARVEL WEAVES LIMITED

Regd. Office : 5-4-187/3 & 4, 2nd Floor, M.G. Road, Secunderabad - 500 003. Phone : 6322087, Teletax : 040-6322088
Factory : Enmulnava Village, J.P. Dharga Road, Kothur Mandal, Mahaboob Nagar Dist-509 228. Ph : 08548-57570. Fax : 57560
E-mail : marweaves@yahoo.com

Y. S. R. MURTHY, Advocate

Off: 6-3-712/134, Punjagutta Colony,
Hyderabad – 82. Phone: 23408670

Res: B53F/4, Vijayanagar Colony,
Hyderabad – 57 Phone: 23347599

Reg. Post with Ack. Due.

Date: 12-03-2003

To,
M/s. Marvel Weaves Limited,
Rep. by its Managing Director Mr. P. Abhimanyu Raja,
5-4-187/3 & 4, II Floor,
M. G. Road,
SECUNDERABAD - 500 003.

On behalf of and under the instructions of my client M. C. Modi Educational Trust, represented by its trustee, Mr. Pramod Modi, C/o. 5-4-187/3 & 4, III floor, M. G. Road, Secunderabad.

NOTICE

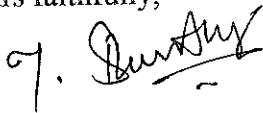
My client states that you have taken on lease the office space on the second floor of the building known as Soham Mansion bearing No. 5-4-187/3 & 4/7(part), situated at M. G. Road, Secunderabad, having a builtup area of about 500 sft.

Further my client states that you have executed a lease agreement dated 14th February 2001 along with general amenities agreement on the same date. According to the agreement you have to pay a rent of Rs. 1750/- per month and Rs. 1750/- towards amenities which is increased by 20% at the end of every three years. The agreement commenced from 14th February 2001.

Further, my client states the rent and amenities from July 2002 to March 2003 i.e. 9 months @ 3,500/- i.e. total amount of **Rs. 31,5000/-** (Rupees Thirty One Thousand Five Hundred) which is due from you

Now, I therefore call upon you to pay the total arrears of rent as well as the arrears of maintenance charges within a period of 7 days from the date of receipt of this notice. Otherwise, my client will be forced to initiate necessary legal action against you to recover the above mentioned arrears and you will be held responsible for all the costs and consequences rising thereof.

Yours faithfully,



(Y.S.R. MURTHY)

Date :03-01-2003

To
Marvel Weaves Limited,
Soham Mansion,
M.G.Road
Secunderabad

Sub: Pending due of Building Rent

Sir,

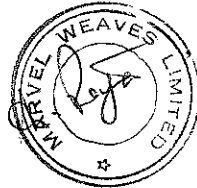
As per the terms of our Lease Agreement you have to pay monthly building Rent of Rs. 3500/- per month.

You have not paid Rent from July 2002 to December 2002. We request you to pay the arrears of Rent of Rs. 21000/- (6 months upto December 2002) at the earliest.

Thank You.

Yours Sincerely,
For M.C.Modi Educational Trust


Soham Modi





S. No. 428 Date 13/2/2001 Ra. 21413
 Sold to M. C. Modi Educational Trust AP. 231 O,
 S/o. Self Sec.
 For Whom

LEELA G. CHIMALGI
 STAMP VENDOR
 L. No. 13/97 R No 12/2000
 5-4-76/A, Celler,
 Opp: TVS Show Room,
 Ranigunj, SEC'BAD-3.

LEASE AGREEMENT

LEASE AGREEMENT executed at Secunderabad, on this the 14th day of February 2001 by and between:-

Shri. M C Modi Educational Trust having its office at 5-4-187/3 & 4, 3rd Floor, Soham Mansion, M G Road, Secunderabad and represented by its trustee Shri Pramod Modi S/o. Late Manilal C. Modi, aged about 57 years, resident of 1-8-165, S. D. Road, Secunderabad – 500 003, hereinafter referred to as the “**LESSOR**”, which term shall mean and include whenever the context may so require its successors-in-interest,

AND

M/s. Marvel Weaves Limited, having its registered office at 5-4-187/3 & 4, 2nd Floor, M G Road, Secunderabad – 500 003 and represented by its Managing Director Shri. P Abhimanyu Raja, hereinafter referred to as the “**LESSEE**”, which term shall mean and include whenever the context may so require its successors-in-interest, witnesseth as follows:-

For M. C. Modi Educational Trust

[Signature]
 Trustee

For MARVEL WEAVES LIMITED
[Signature]
 Managing Director.

The LESSOR is the OWNER of about 500 sft. of office space on the 2nd floor of the building known as Soham Mansion bearing No. 5-4-187/3 & 4/7 (Part), situated at M. G. Road, Secunderabad – 500 003, hereinafter referred to as the said premises more particularly described at the foot of this document. The LESSEE has requested the LESSOR to grant on lease the above mentioned premises for running business, 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 said premises on the following terms and conditions:-

- 1) The LESSEE shall pay a rent of Rs. 1,750/- (Rupees One Thousand Seven Hundred and Fifty Only) per month exclusive of Water and 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. 21,000/- (Rupees Twenty One 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 LESSORS.
- 3) The lease shall be for a period of six years, commencing from 15th day of February 2001. This agreement of lease between the said LESSOR and the said LESSEE can be terminated by the LESSEE with an advance notice of six months.
- 4) The lease shall commence from 15th February 2001.

THE LESSEE HEREBY COVENANTS AS UNDER:-

- 1) The LESSEE shall pay the rent regularly per each month on or before the 5th day of the succeeding month to the LESSOR.
- 2) The LESSEE shall pay and bear the Water and Electricity consumption charges apart from the rent.
- 3) The LESSEE shall keep the demised portion in a neat and habitable condition.
- 4) The LESSEE shall carryout all minor repairs and regular maintenance by way of color wash etc., at its own cost.
- 5) The LESSEE shall utilize the demised portion for its office and for any other allied business, 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 this Lease in favour of anyone EXCEPT the following persons/PRESENT sister concerns of the LESSEE.

1. Tastex Consultancy Services.

The LESSEE has to obtain prior permission in writing from the LESSOR for the use of premises by any other future sister concerns of the LESSEE.

- 7) The LESSEE shall enhance the rent by 20% compounded at the end of every three years.
- 8) The LESSEE shall permit the LESSOR or anyone authorized by it, to inspect the demised portion at all reasonable hours of the day.

THE LESSORS HEREBY COVENANTS AS UNDER:-

- 1) The LESSOR agree not to cause any hindrance to the LESSEE in the enjoyment of the demised portion provided the LESSEE observes all the covenants without default as specified above.
- 2) The LESSOR agree to pay the property tax and other taxes pertaining to the leased floor.
- 3) The LESSOR agree to allow the LESSEE to remove the electrical fittings, false ceiling, air conditioning and any other such system that the LESSEE has installed at.

For M. C. Modi Educational Trust

For MARCEL WEAVER

Trustee

Managing Director

their own cost at the time of vacating the floor on the expiry of the lease, or on termination of the lease.

DESCRIPTION OF THE DEMISED PORTION

The area measuring about 500 sft. on the second floor situated at 5-4-187/3 & 4/7 (part), M. G. Road, Secunderabad, bounded on the:-

North By : Luharuka & Associates
South By : Premises occupied by Mr. Ajay Mehta
East By : Luharuka & Associates
West By : Parking area & Open Land

IN WITNESS WHEREOF, the LESSEE and the LESSOR have signed these presents on the date and at the place mentioned above.

WITNESSES:-

1.




2.

N. Shankar

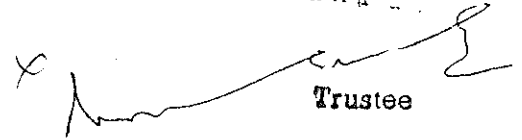
LESSEE

For MARVEL WEAVES LIMITED


Managing Director

LESSOR

For M. C. Modi Education Trust


Trustee



S. No. 430 Date 13/2/2001 Re. 50.00
 Sold to M. C. Modi Educational Trust
 S/o _____
 For Whom Self See

Leela G. Chimala
LEELA G. CHIMALA
 STAMP VENDOR
 L. No. 13/97 R No 12/2000
 B 4-75/A, Cellar,
 Opp: TVS Show Room,
 Paniguntla, SEC'BAD-3.

GENERAL AMENITIES AGREEMENT

This **GENERAL AMENITIES AGREEMENT** executed at Secunderabad, on this the 14th day of February, 2001 by and between:-

Shri. M C Modi Educational Trust having its office at 5-4-187/3 & 4, 3rd Floor, Soham Mansion, M G Road, Secunderabad and represented by its trustee **Shri Pramod Modi S/o. Late Manilal C. Modi**, aged about 57 years, resident of 1-8-165, S. D. Road, Secunderabad - 3, hereinafter referred to as the "**OWNER**", which term shall mean and include whenever the context may so require its successors-in-interest,

AND

M/s. Marvel Weaves Limited, having its registered office at 5-4-187/3 & 4, 2nd Floor, M G Road, Secunderabad - 500 003 and represented by its Managing Director **Shri. P Abhimanyu Raja**, hereinafter referred to as the "**HIREE**", which term shall mean and include whenever the context may so require its successors-in-interest, witnesseth as follows:-

For M. C. Modi Educational Trust

x
 (Pramod Modi)

 Trustee

For MARVEL WEAVES LIMITED

 Managing Director

The **HIREE** has obtained on lease about 500 sft. on the second floor of the building known as Soham Mansion, situated at 5-4-187/3 & 4/7 (Part), M. G. Road, Secunderabad from the **OWNER** vide lease Agreement dated 14th February 2001 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. 1,750/- (Rupees One Thousand Seven Hundred and Fifty Only) per month apart from and along with the rent payable.
2. The **HIREE** shall enhance the amenities charges by 20% compounded at the end of every 3 years.
3. The **HIREE** shall pay the amenities charges for each month on or before the 5th 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 amenities 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.

PARTICULARS OF AMENITIES:-

- 1) Provision of windows and doors.
- 2) Provision of furniture and fixtures.
- 3) Plumbing.
- 4) Provision of common parking area.
- 5) Provision of common toilets etc.
- 6) Provision of Electric Power connection.

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

WITNESSES:-

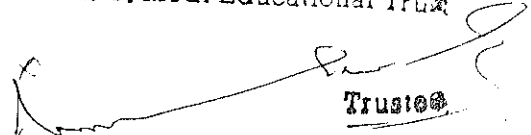
1. 
2. 

HIREE
For **MARVEL WEAVES LIMITED**


Managing Director

OWNER

For **M. C. Modi Educational Trust**


Trustee



13th December, 2000.

M/s M.C.Modi Educational Trust,
M.G.Road,
SECUNDERABAD – 500 003.

Dear Sirs,

Please refer to the Lease Agreement of 2nd Floor premises leased to us and the discussions we had with you to-day. We intend to vacate the premises by this month i.e. end December, 2000.

Hence, you may kindly look for an alternate tenant to occupy the above premises.

Thanking you,

Yours faithfully,
For MARVEL WEAVES LIMITED.

P.ABHIMANYU RAJA
MANAGING DIRECTOR.

MARVEL WEAVES LIMITED

Regd. Office : 5-4-187/3 & 4, 2nd Floor, M.G. Road, Secunderabad -500 003. Ph : 040-7542163,7543761, 7540820, Fax : 040-7541321
Factory : Enmulnarva Village, J.P. Dharga Road, Kothur Mandal, Mahaboob Nagar Dist-509 228 Ph : 08548-57570, Fax : 57569
E-mail : marweaves@yahoo.com



S. No. 737 Date 10.4.2000 Rs. 100/- 40739
 Sold to M.C. Modi Educational Trust
 S/o
 For Whom Shri. Pramod Modi

L.G. Chimalgi
 LEELA G. CHIMALGI
 STAMP VENDOR
 L. No. 13/97 R No 12/2000
 5-4-76/A, Cellar,
 Opp: TVS Show Room,
 Ranigunj, SEC'BAD-3.

LEASE AGREEMENT

LEASE AGREEMENT executed at Secunderabad, on this the 10th day of April, 2000 by and between:-

Shri. M.C.Modi Educational Trust having its office at 5-4-187/3 &4, 3rd Floor, Soham Mansion, M.G.Road, Secunderabad and represented by its trustee Shri Pramod Modi S/o. Late Manilal C. Modi, aged about 57 years, resident of 1-8-165, S. D. Road, Secunderabad - 3, hereinafter referred to as the "LESSOR", which term shall mean and include whenever the contest may so require its successors-in-interest,

AND

M/s. Marvel Weaves Limited, having its Registered Office at 5-4-187/3 &4, 2nd Floor, M. G. Road, Secunderabad - 500 003 and represented by its Managing Director Shri. P. Abhimanyu Raja hereinafter referred to as the "LESSEE", which term shall mean and include whenever the context may so require its successors-in-interest, witnesseth as follows:-

For M. C. Modi Educational Trust

Trustee

FOR MARVEL WEAVES LIMITED

Managing Director

- 1) The LESSEE shall increase the rent by 20% from 1st February 2001. There after the LESSEE shall enhance the rent by 20% compounded at the end of every three years.

For M. C. Modi Educational Trust

FOR MARVEL WEAVES LIMITED

The LESSOR is the OWNER of about 3500 sft. of office space on the 2nd floor of the building known as Soham Mansion bearing No. 5-4-187/3 & 4, situated at M. G. Road, Secunderabad - 500 003, hereafter referred to as the said premises more particularly described at the foot of this document. The LESSEE has requested the LESSOR to grant on lease the above mentioned premises for running business, 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 said premises on the following terms and conditions:-

- 1) The LESSEE shall pay a rent of Rs. 5,288/- (Rupees Five Thousand Two Hundred and Eighty Eight Only) per month exclusive of Water and Electricity consumption charges and subject to the clause pertaining to the enhancement of rent contained hereunder.
- 2) The LESSEE has paid an amount of Rs. 1,20,000/- (Rupees One Lakh and Twenty 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 LESSORS.
- 3) The lease shall be for a period of six years, commencing from 1st day of April 2000. This agreement of lease between the said LESSOR and the said LESSEE can be terminated by the LESSEE with an advance notice of six months.
- 4) The lease has commenced from 1st April 2000.

THE LESSEE HEREBY COVENANTS AS UNDER:-

- 1) The LESSEE shall pay the rent regularly per each month on or before the 5th day of the succeeding month to the LESSOR.
- 2) The LESSEE shall pay and bear the Water and Electricity consumption charges apart from the rent.
- 3) The LESSEE shall keep the demised portion in a neat and habitable condition.
- 4) The LESSEE shall carryout all minor repairs and regular maintenance by way of color wash etc., at its own cost.
- 5) The LESSEE shall utilize the demised portion for its office and for any other allied business, 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 this Lease in favour of anyone EXCEPT the following persons/PRESENT sister concerns of the LESSEE.

1. Mr. D. Raghunathan S/o. Mr. N. S. Devanathacharya aged about 40 years.
2. M/s Schaltech Automation Pvt Ltd.
3. M/s. Schaltech Systems India Pvt. Ltd.
4. M/s. Patny & Company Pvt. Ltd.
5. Ares Advance Devices Pvt Ltd.
6. Patny Controls Pvt Ltd.
7. Patny Cybersoft.
8. Schaltech Information Systems Pvt Ltd.
9. Tastex Consultancy Services Pvt Ltd.
10. Kanakadhara Electricals Pvt Ltd.

The LESSEE has to obtain prior permission in writing from the LESSOR for the use of premises by any other future sister concerns of the LESSEE.

- 7) The LESSEE shall increase the rent by 20% from 1st February 2001. There after the LESSEE shall enhance the rent by 20% compounded at the end of every three years.

For M. C. Modi Educational Trust

Trustee

GOVERNMENT WEAVES LIMITED

Managing Director

8) The LESSEE shall permit the LESSOR or anyone authorized by it, to inspect the demised portion at all reasonable hours of the day.

THE LESSORS HEREBY COVENANTS AS UNDER:-

- 1) The LESSOR agree not to cause any hindrance to the LESSEE in the enjoyment of the demised portion provided the LESSEE observes all the covenants without default as specified above.
- 2) The LESSOR agree to pay the property tax and other taxes pertaining to the leased floor.
- 3) The LESSOR agree 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.

DESCRIPTION OF THE DEMISED PORTION

The area measuring about 3000 sft. of the second floor of the building known as Soham Mansion situated at 5-4-187/3 & 4, M. G. Road, Secunderabad, and bounded on the:-

| | |
|----------|----------------------------------|
| North By | Premises owned by Mr. Syed Mehdi |
| South By | Adjoining Building |
| East By | M. G. Road |
| West By | Private Road |

The area measuring about 500 sft. of the second floor situated at 5-4-187/3 & 4, M. G. Road, Secunderabad, and bounded on the :

| | |
|----------|---|
| North By | Premises Occupied by M/s. Luharika Associates |
| South By | Premises Occupied by Mr. Ajay Mehta. |
| East By | Fryfro |
| West By | Private Road |

IN WITNESS WHEREOF, the LESSEE and the LESSORS have signed these presents on the date and at the place mentioned above.

WITNESSES:-

1.

2.

For MARVEL WEAVES LIMITED
(1) LESSEE

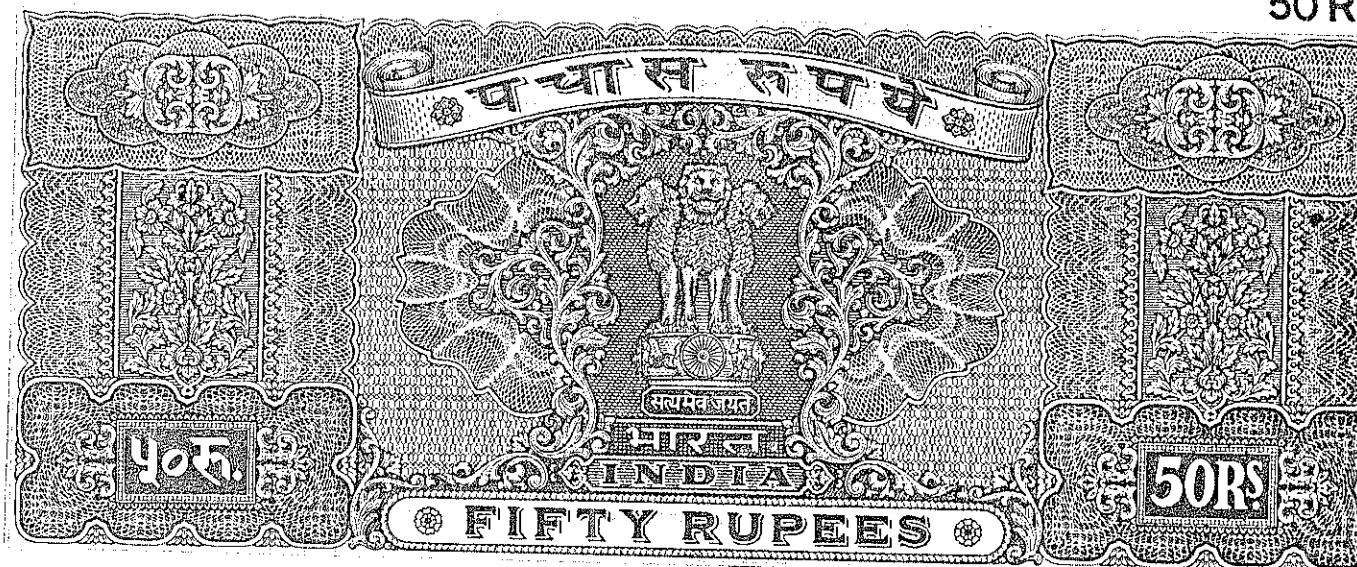
Marvel P. De Managing Director

(2) LESSOR

For M. C. Modi Educational Trust

(M)

Trustee



S.No 739, 10-02-00 (57-20)
 Smt. M.C. Modi Educational Trust
 Sec. ...
 For ...

L. Ch. Chetty
 Sec. ...
 Managing Director

GENERAL AMENITIES AGREEMENT

This **GENERAL AMENITIES AGREEMENT** executed at Secunderabad, on this the 10th day of April 2000 by and between:-

Shri. M.C.Modi Educational Trust having its office at 5-4-187/3 &4, 3rd Floor, Soham Mansion, M.G.Road, Secunderabad and represented by its trustee Shri Pramod Modi S/o. Late Manilal C. Modi, aged about 57 years, resident of 1-8-165, S. D. Road, Secunderabad - 3, hereinafter referred to as the "OWNER", which term shall mean and include whenever the context may so require its successors-in-interest,

AND

M/s. Marvel Weaves Limited, having its Registered Office at 5-4-187/3 &4, 2nd Floor, M. G. Road, Secunderabad - 500 003 and represented by its Managing Director Shri. P. Abhimanyu Raja hereinafter referred to as the "HIREE", which term shall mean and include whenever the context may so require its successors-in-interest, witnesseth as follows:-

For M. C. Modi Educational Trust:

PM

(Signature)

Mukul

FOR MARVEL WEAVES LIMITED

(Signature)

Managing Director

The **HIREE** has obtained on lease about 3500 sft. on the second floor of the building known as Soham Mansion, situated at 5-4-187/3 & 4, M. G. Road, Secunderabad from the **OWNER** vide lease Agreement dated 10/04/2000. 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. 14,512/- (Rupees Fourteen Thousand Five Hundred and Twelve Only) per month apart from and along with the rent payable.
2. The **HIREE** shall increase the amenities charges by 20% from 1st February 2001. There after the **HIREE** shall enhance the amenities charges by 20% compounded at the end of every three years.
3. The **HIREE** shall pay the amenities charges for each month on or before the 5th 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 amenities 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.

PARTICULARS OF AMENITIES:-

- 1) Provision of windows and doors.
- 2) Provision of furniture and fixtures.
- 3) Plumbing.
- 4) Provision of common parking area.
- 5) Provision of common toilets etc.
- 6) Provision of Electric Power connection.

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

WITNESSES:-

1.

[Handwritten signature]
S. K. K. K.

2.

For **HIREE**
M. C. Modi Educational Trust
Managing Director

OWNER

For M. C. Modi Educational Trust

M
C

Trustee