

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.

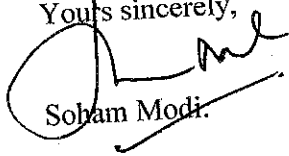
The monthly fixed expenditure towards security, house keeping, water and & electricity is about Rs. 15,000/- per month. Over and above that an expense of about Rs. 5,000/- per month is being incurred towards minor repairs and maintenance.

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 1st June 2010 and payable before 7th of the subsequent month.

Thank You.

Yours sincerely,


Soham Modi.



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

S.No. 17398 Date 29/04/2010 Rs. 100

Sold to Anil

S/o. D/o. W/o. P.N. Reddy

For Whom M.C. Modi Educational Trust

W 580862
K. SATISH KUMAR
SVL.No.13/2000 R.No.16/2009
S-2-30, Premavathipet (V),
Rajendranagar (M), R.R. Dist.

LEASE AGREEMENT

This **LEASE AGREEMENT** is made and executed at Secunderabad on this 30th day of April 2010 by and between:

M C Modi Educational Trust having its office at 5-4-187/3&4, 3rd floor, Soham Mansion, M.G. Road, Secunderabad – 500 003 represented by its Trustee Shri. Pramod Modi, S/o. Late Shri. Manilal C. Modi hereinafter referred to as the **LESSOR** (which expression shall unless repugnant to the context or meaning thereof shall mean and include its Trustees, successors-in-office/trust).

AND

M/s. Grandeur Homes Pvt. Ltd., having its registered office at 5-4-187/3&4, III floor, Soham Mansion, M.G. Road, Secunderabad – 500 003 represented by Mr. Sourabh Modi, aged 38 years, R/o. of Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad hereinafter referred to as the **LESSEE** (which term and expression wherever the context so admits shall mean and include his respective heirs, legal representatives, successors, administrators, executors and assigns).

For M. C. Modi Educational Trust

Trustee

For GRANDEUR HOMES PVT. LTD.

Director

WHEREAS the LESSOR is the absolute owner of the 516 sft space situated on the 2nd floor, of the building known as Soham Mansion bearing No. 5-4-187/3&4, situated at M.G. Road, Secunderabad - 500003. 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 516 sft space situated on the 2nd floor, of the building known as Soham Mansion bearing No. 5-4-187/3&4, situated at M.G. Road, Secunderabad - 500003. more particularly described at the foot of this document, on the following terms and conditions.

1. The LESSEE shall pay a rent of Rs. 4,800/- (Rupees Four Thousand Eight Hundred 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. 28,800/- (Rupees Twenty Eight Thousand Eight Hundred 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 3 years commencing from 1st day of May, 2010. 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 7th 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.
9. The LESSEE shall pay building maintenance charges amounting to Rs. 250/- (Rupees Two Hundred and Fifty only) per month to Soham Mansion Owners Association, or to any other party that the owner may direct, towards the maintenance of common areas, common area security, water charges, etc., subject to change from time to time.
10. The LESSEE shall be liable to pay all taxes, levies, charges like VAT, service tax, etc., that are payable or shall become payable to any government or statutorily authority from time to time as applicable

For M. C. Modi Educational Trust

Trustees

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.

DESCRIPTION OF THE DEMISED PORTION.

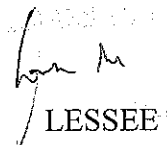
All that portion consisting of the 516 sft space situated on the 2nd floor of the building known as of the building known as Soham Mansion bearing No. 5-4-187/3&4, situated at M.G. Road, Secunderabad – 500003 and bounded by

North By : Premises occupied M/s. Luharuka & Associates
South By : Premises occupied Mr. Ajay Mehta
East By : Open to Sky
West By : Premises occupied M/s. Pelican Services.

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

WITNESSES:

1. 
CA. S. Reddy
- 2.


LESSEE
For M. C. Modi Educational Trust
LESSOR
Trustee

NOTE

→ Soham,
 Mrs. Farbes Gaska Ltd had given a letter ~~requesting~~ stating that they would vacate the premises by the end of the Dec-09. Unfortunately they didn't get any piece and further they want to merge their engineering branches with this branch. Hence they want an extension upto 30/11/09.

Give them no more than 10 days more



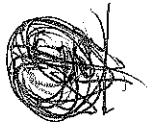
Mr. Philip J. Polican has agreed to vacate the premises by March-10.

collect letters.

PROVED BY
 - 9 DEC 2009
 SOHAM MODI
 MANAGING DIRECTOR

[Signature]

Kindly advise Sir





FORBES & COMPANY LIMITED

(Formally known as Forbes Gokak Ltd.)

5-4-187/3 & 4, 2nd Floor, 'Sohan Mansion', M.G. Road, Secunderabad-3.

Tel : 91-40-27541016, 18, Fax : 91-40-27541017

E-mail : hyd1_forbes@sancharnet.in

Date : 09.12.2009.

To

The Trustee,
M.C. Modi Educational Trust,
M. G. Road,
SECUNDERABAD- 500 003.

KIND ATTN. MR. SOHAM MODI.

Sub : Request for Extension of Lease agreement.

Dear Sir,

We wish to inform you that our lease agreement is expiring on 31.12.2009. As our Management has decided to merge our Division with Engineering division w.e.f. 1st July 2010.

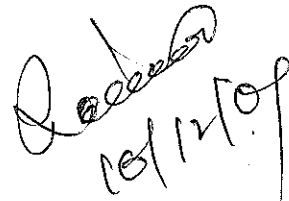
In this regard we request you kindly extend our lease agreement up to 30.06.2010, We agree to increase 20% of existing rent as per our earlier agreement with w.e.f. 01.01.2010.

We once again requesting you to kindly extend our lease agreement till 30.06.2010.

Thanking you,

Yours faithfully,
For FORBES & COMPANY LTD.,


Authorised Signatory.





FORBES PATVOLK

Regd. Office : Forbes Building, Charanjit Rai Marg, Fort, Mumbai - 400 001. India.
Phone : +91-22-40749191, Fax : +91-22-40749102

FORBES & COMPANY LIMITED - SECUNDERABAD
 DETAILS OF RENT PAID FOR AUGUST 09

MONTH	RENT	S.TAX	TOTAL	MAINT.	TOTAL
		10.30%			
MARCH	4,800.00	495.00	5,295.00	250.00	5,545.00
APRIL	4,800.00	495.00	5,295.00	250.00	5,545.00
MAY	4,800.00	495.00	5,295.00	250.00	5,545.00
JUNE	4,800.00	495.00	5,295.00	250.00	5,545.00
JULY	4,800.00	495.00	5,295.00	250.00	5,545.00
TOTAL	24,000.00	2475.00	26,475.00	1250.00	27,725.00
RENT PAID UPTO JULY 09 RS. 5393+250 = 5643 X 5 =					28,215.00
EXCESS AMOUNT PAID (-)					490.00
AUGUST	4800.00	495.00	5295.00	250.00	5,545.00
NET AMOUNT PAYABLE					5,055.00
2 CHEQUES FOR RS . 4,805 + 250.00 = 5,055.00					

Find

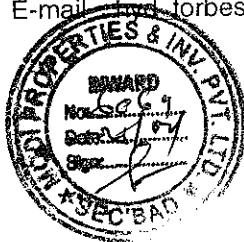
7e 1



Tel : 27541016, 18
Telefax : 040-27541017
E-mail : forbes@sancharnet.in

FORBES GOKAK LTD.

(FORBES DIVISION SHIPPING)
5-4-187/3 & 4, 2nd Floor, 'Soham Mansion',
M.G. Road, Secunderabad - 500 003.



February 25, 2008

To
The Trustee
MC Modi Educational Trust,
M.G. Road,
Secunderabad - 500 003

Dear Sir,

Sub: Vacation of office premises at door.no. 5-4-187/3 & 4,
2nd Floor, Soham Mansion, M.G. Road, Secunderabad - 3

This has reference to the personal discussions we had with your Mr. A. Shanker Reddy, Manager, Administration on 23-02-2008.

In connection with the subject cited above, we wish to inform you that the Lease Agreement between us is valid till 31st December, 2009 and we will vacate the premises before the date of expiry of agreement i.e., on OR before 31-12-2009.

We also further assure that we are not going to renew the Lease Agreement for any further period after 31-12-2009.

In view of the above, we request you to kindly bear with us till such time (till the date of expiry of agreement) and co-operate with us.

Thanking you,

Yours faithfully,

for FORBES GOKAK LIMITED

(T. YADAGIRI)
DEPUTY MANAGER



RENT RECORD 2007-08

Building Name	Soham Mansion	Area	516 Sft	Floor / Off No.	First Floor	PT Paid By	Owner
Name of Tenant	M/s Forbes Gokak Ltd.	Dt of occupation	01.01.2004	Maint. by	Owner	Manit. Amount	250
Rent Paid to	M C Modi Educational Trust	Deposit	24,000	Lease expires on	31.12.2009	Lease Period	6 Years
Lease Agr	Executed / No	Last Agr Dt	12.12.2003	Rent increase @	20% Every 4 Year	Next increase Dt	01.01.2008
Rent Payment	In advance	Service Tax %	12.36%	TDS %	Nil		
Total TDS amount for FY 2006/7	NIL	TDS received	No	Other		Other	
Remarks							
Month	Gross Rent	Service Tax	TDS	Net Rent	Paid on	Amount	Remarks
Arrears 2006-07	NIL						
Apr-07	4000	0	0	4000	21.04.07	4000	294647
May-07	4000	0	0	4000	15.05.07	4000	294683
Jun-07	4000	494		4494	07.06.07	4000	287914
Jul-07	4000	494		4494	04.07.07	4000	287953
Aug-07	4000	494		4494	04.08.07	4000	287987
Sep-07	4000	494		4494	05.09.07	4000	298583
Oct-07	4000	494		4494	10.10.07	4000	298637 Dt.11.12.07 - 2970/-
Nov-07	4000	494		4494	14.11.07	4000	304190 Chq.184324 against
Dec-07	4000	494		4494	11.12.07	4495	184325 Service Tax
Jan-08	4800	593		5393	07.01.08	4495	184363
Feb-08	4800	593		5393	05.02.08	4495	302110
Mar-08	4800	593		5393	05.03.08	7189	302064
Prepared by	JK	Date:		Sign:		Approved by:	

JK

MAINTENANCE RECORD
2007-08

Building Name	Soham Mansion	Area	Office Number/Floor	II nd Floor					
Name of Tenant	M/s Forbes Gokak		Maintenance paid to	SMOA					
Date of Occupation		Advance Maintenance	T D S Paid	Yes/No					
Rate of Increase		Date of Next Increase	Deposit						
Remarks :									
Month	Maintenance Charges	Other Chrgs	T D S	Net Amt	Paid On	Cheque No	Amount	Arrears	Remarks
Old Dues	NIL								
Apr-07	250.00			250.00	21.04.07	294648	250		
May-07	250.00			250.00	14.5.07	294684	250		
Jun-07	250.00			250.00	07.06.07	287915	250		
Jul-07	250.00			250.00	14.07.07	287959	250		
Aug-07	250.00			250.00	04.08.07	287988	250		
Sep-07	250.00			250.00	05.09.07	298584	250		
Oct-07	250.00			250.00	10.10.07	298638	250		
Nov-07	250.00			250.00	14.11.07	304191	250		
Dec-07	250.00			250.00	11.12.07	184326	250		
Jan-08	250.00			250.00	09.01.08	184364	250		
Feb-08	250.00			250.00	05.02.08	302111	250		
Mar-08	250.00			250.00	05.03.08	302065	250		

CV

RENT RECORD 2007-08

Building Name	Soham Mansion	Area	516 Sft	Floor / Off No.	First Floor	PT Paid By	Owner
Name of Tenant	M/s Forbes Gokak Ltd.	Dt of occupation	01.01.2004	Maint. by	Owner	Manit. Amount	250
Rent Paid to	M C Modi Educational Trust	Deposit	24,000	Lease expires on	31.12.2009	Lease Period	6 Years
Lease Agr	Executed / No.	Last Agr Dt	12.12.2003	Rent increase @	20% Every 4 Year	Next increase Dt	01.01.2008
Rent Payment	In advance	Service Tax %	12.36%	TDS %	Nil		
Total TDS amount for FY 2006/7	NIL	TDS received	No.	Other		Other	
Remarks							
Month	Gross Rent	Service Tax	TDS	Net Rent	Paid on	Amount	Cheque No
Arrears 2006-07	NIL						
Apr-07	4000	0	0	4000	14-5-07	4000	294683
May-07	4000	0	0	4000	07-6-07	4000	287914
Jun-07	4000	494	0	4494	12-7-07	4000	287953
Jul-07	4000	494	0	4494	06-8-07	4000	287987
Aug-07	4000	494	0	4494	06-9-07	4000	298583
Sep-07	4000	494	0	4494	11-10-07	4000	298637
Oct-07	4000	494	0	4494	14-11-07	4000	304190
Nov-07	4000	494	0	4494	11-12-07	2970	184324
Dec-07	4000	494	0	4494	07-01-07	4495	184325
Jan-08	4800	593	0	5393		4495	184363
Feb-08	4800	593	0	5393			
Mar-08	4800	593	0	5393			
Prepared by		Date:		Sign:			

Approved by:

[Signature] 9 JAN 2008

A. Sambasivan
9/1/08



MODI

PROPERTIES &
INVESTMENTS PVT. LTD.

Off : 5-4-187/3&4, 11nd Floor,
M.G.Road, Secunderabad - 500 003.
Phone : 040-66335551
Fax : 040-27544058
email : info@modiproperties.com
Visit us at : www.modiproperties.com

To,

FORBES COURT.

Sub.: Payment of Service Tax
Ref.: Notification No. 28/07 dated 22.5.2007 – Service Tax, Department of Revenue,
Ministry of Finance Government of India.

Dear Sir,

As you may be aware the Government had proposed to impose service tax on rents paid for commercial properties in the 2007 budget. The Government has now notified that the Service Tax shall be payable from 1st June 2007. Service Tax shall be payable along with rents @ 12.45% from 1st June, 2007.

We request you to please pay the service tax along with rents from 1st June, 2007.

Thank You.

Yours sincerely,

Authorized Signatory

Chandra
Chandra
20/6/07

3

RENT RECORD

Building Name	SOMAM MANSION	Area	1200 sqft.	Office Number / Floor	Ist Floor
Name of Tenant	Forbes Aokart Ltd.	Lease Period	4 Years	Rent paid to	MEMET
Date of occupation	01-08-1999	Date of next rent increase	01-08-2005	Lease expires on	31-07-2008
Rent increase	15% Every 3 Years	TDS deducted	Yes/No	Deposit	Rs. 24,000/-
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	Nil							
April 2005	4000-00	-	4000	5/4/05	398809	4000	April-05	624
May 2005	4000-00	-	4000	16/5/05	398816	4000	May-05	625
June 2005	4000-00	-	4000	17/6/05	398835	4000	JUN-05	
July 2005	4000-00	-	4000	17/7/05	398883	4000	July-05	
Aug 2005	4000-00	-	4000	17/8/05	472619	4000	AUG-05	234
Sep 2005	4000-00	-	4000	19/9/05	472673	4000	SEP-05	
Oct 2005	4000-00	-	4000	14/10/05	472673	4000		
Nov 2005	4000-00	-	2111.05		406323	4000		
Dec 2005	4000-00	-	15/12/05		406363	4000		
Jan 2006	4000-00	-	18/01/06		467614	4000		
Feb 2006	4000-00	-	16/2/06		467056	4000		
Mar 2006	4000-00	-	13/3/06			4000		

Building Name	Soham Manstori	Area	1200 Sft	Office Number / Floor	1st Floor
Name of Tenant	M/s FORBES GOKAT LIMITED				
Date of Occupation	1-Aug-1999	Lease Period	20/0	Rent Paid to	Memor
Rent Increase	15% Extra 3 Years	Date of Next Rent Increase	1-Aug-2005	Lease Expires on	31-Jul-2008
TDS Percentate		TDS Deducted	Yes / No	Advance Rent	Rs.24,000/-
PT Paid By	Lessor / Lessee	Main. Charges		Lease Agreement Executed	Yes / No
Remarks					

Month	Total Rent	TDS	Net Rent	Paid On	Cheque No	Amount	Aerelles	Remarks	TDS Paid
Old Dues									
Apr-05	4,000.00		4,000.00	05.04.2005	✓398709	4,000.00			624
May-05	4,000.00		4,000.00	16.05.2005	✓398718	4,000.00			625
Jun-05	4,000.00		4,000.00	17.06.2005	✓398735	4,000.00			
Jul-05	4,000.00		4,000.00	17.07.2005	✓398783	4,000.00			
Aug-05	4,600.00		4,600.00	17.08.2005	✓472619	4,000.00	600.00		234
Sep-05	4,600.00		4,600.00	19.09.2005	✓472673	4,000.00	600.00		
Oct-05	4,600.00		4,600.00	14.10.2005	✓277814	4,000.00	600.00		003
Nov-05	4,600.00		4,600.00	21.11.2005	✓406323	4,000.00			
Dec-05	4,600.00		4,600.00	13/12/05	✓406363	4,000.00			
Jan-06	4,600.00		4,600.00	17/02/06	✓467015	4,000.00			
Feb-06	4,600.00		4,600.00	15/02/06	✓467056	4,000.00			
Mar-06	4,600.00		4,600.00	13/03/06	✓467086	4,000.00			82
				26/04/06	✓447941	4,000.00			

MAINTENANCE RECORD

Building Name	SOHAM MANSSION		Area	1200 SF	Office Number / Floor	12nd Floor
Name of Occupant	FORBES		Advance Maint.	Yes / No	Maint paid to	
Date of occupation						
Remarks						

Month	Maint. Charges	Other Charges	Total Charges	Paid on	Cheque No.	Amount	Remarks	TDS Paid
Old Dues	nil							
April 2005	250	-	250	5/4/05	398710	250	Apr-05	1108
May 2005	250	-	250	16/5/05	398719	250	May-05	1110
June 2005	250	-	250	17/6/05	358924	250	JUNE-05	1113
July 2005			250	17/7/05	398784	250	July-05	1115
Aug 2005			250	17/8/05	472620	250	Aug-05	1119
Sep 2005			250	19/9/05	472674	250	Sep-05	1121
Oct 2005			250	15/10/05	277815	250	Oct-05	1124
Nov 2005				22/11/05	245747	250	NOV-05	
Dec 2005				13/12/05	406364	250	Dec-05	
Jan 2006				18/01/06	467016	250	Jan-06	
Feb 2006				15/02/06	467057	250	Feb-06	
Mar 2006				13/03/06	467087	250	MAR-06	1138

26/04/06 447942 250- Apr-06
 15/05/06 447974 250- May-06

of

FORBES

MAINTENANCE RECORD

Building Name	SOUTHAM MANSION	Area	1800 SFS	Office Number / Floor	2 nd FLOOR
Name of Occupant	M/S. FORBES INTERNATIONAL SERVICES	Advance Maint.	Yes / No	Maint paid to	SMOA
Date of occupation					
Remarks					

Month	Maint. Charges	Other Charges	Total Charges	Paid on	Cheque No.	Amount	Remarks	TDS Paid
Old Dues	Nil							
April 2004	250	-	250	22.04.04	363223	250	Apr-04	1073
May 2004	250	-	250	22.06.04	363295	500	May-04 June-04	1074
June 2004	250	-	250	22.06.04	363295	500	June-04	1074
July 2004	250	-	250	28.08.04	382005	250	July-04	1075
Aug 2004	250	-	250	28.08.04	382018	250	Aug-04	1076
Sep 2004	250	-	250	28.09.04	382027	250	Sep-04	608
Oct 2004	250	-	250	29.10.04	382042	250	Oct-04	1091
Nov 2004	250	-	250	24.11.04	382055	250	Nov-04	1094
Dec 2004	250	-	250	13/12/04	382066	250	Dec-04	1097
Jan 2005	250	-	250	24/1/05	382078	250	JAN-05	
Feb 2005	250	-	250	9/2/05	382083	250	Feb-05	1103
Mar 2005	250	-	250	14/3/05	382092	250	Mar-05	1105
	250	-	250	5/4/05	394210	250	Apr-05	

(M.C. Modi)

FOXBEO GOKAL LTD.
RENT RECORD

Building Name	SOHAM MANSION	Area	1200 SFT	Office Number / Floor	Tst FLOOR
Name of Tenant	FORVOL INTERNATIONAL SERVICES LTD	Lease Period	9 Years	Rent paid to	MCMES
Date of occupation	01-08-1998	Date of next rent increase	01-08-2005	Lease expires on	31-07-2008
Rent increase	15% Every 3 Years	TDS deducted	Yes / No	Deposit	Rs. 50,000/-
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	Nil							
April 2004	4000.00		4000.00	22.04.04	365222	4000.00	Apr-04	581
May 2004	4000.00		4000.00	15.05.04	363781	4000.00	May-04	592
June 2004	4000.00		4000.00	23.06.04	363294	4000.00	Jun-04	600
July 2004	4000.00		4000.00	21.07.04	382004	4000.00	July-04	603
Aug 2004	4000.00		4000.00	23.08.04	382017	4000.00	Aug-04	604
Sep 2004	4000.00		4000.00	28.09.04	382027	4000.00	Sep-04	607
Oct 2004	4000.00		4000.00	27-10-04	382041	4000.00	Oct-04	611
Nov 2004	4000.00		4000.00	24/11/04	382054	4000.00	Nov-04	612
Dec 2004	4000.00		4000.00	13/12/04	382065	4000.00	Dec-04	613
Jan 2005	4000.00		4000.00	24/1/05	382077	4000.00	Jan-05	616
Feb 2005	4000.00		4000.00	9/2/05	382083	4000.00	Feb-05	(1102) 619
Mar 2005	4000.00		4000.00	16/3/05	382070	4000.00	Mar-05	620
	4000.00		4000	5/4/05	398209	4000.00	April-05	

New premises Rent & Amenities etc 4000/- & Deposit of Rs: 24,000/-
 Vide chq. no: 383222 dt: 22/10/04

Date : 30-09-2005

RECEIPT

Received with thanks from M/s **FORBES GOKAT LIMITED** a sum Rupees **Four Thousand Only** by Cheque No. **472673** Dated **19.09.2005** Towards **Rent** for the month of **September 2005**.



For **M.C.MODI EDUCATIONAL TRUST**

Forbs Gokak

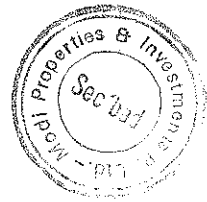
Date: 31/03/2005.

LETTER OF CONFIRMATION

This is to confirm you that M/s. Forbs Gokak Ltd., had deposited an amount of Rs. 24,000/- (Rupees twenty four thousand only) towards security deposit for the premises occupied by them as a tenant bearing no. 5-4-187/3&4, 2nd Floor, Soham Mansion, M.G. Road, Secunderabad and same amount is with us as on 31.03.05.

for M.C. Modi Educational Trust,


Authorised Signatory.



Recd
Annyy
6/4/05

RENT RECORD

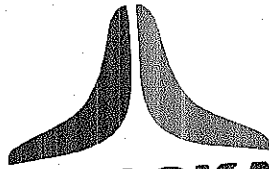
for 1st floor

Building Name	SOHAMI MANSION	Area	1200 SFT	Office Number / Floor	1ST FLOOR
Name of Tenant	FORVAL INTERNATIONAL SERVICES PVT. LTD.	Lease Period	9 Years	Rent paid to	MCHES
Date of occupation	01-08-1999	Date of next rent increase	01-08-2005	Lease expires on	31-07-2008
Rent increase	15% Every 3 Years	TDS deducted	Yes/No	Deposit	RD. 57,600
TDS percentage	-	Maint. Charges		Advance Rent	Yes/No
PT paid by	Lessor / Lessee			Lease agreement executed	Yes/No

Month	Total Rent	TDS	Net Rent	Paid on	Cheque No.	Amount	Remarks	TDS Paid
Old Dues	NIL							
April 2003	11,040.00	-	11,040.00				Apr 03	57
May 2003	11,040.00	-	11,040.00	08.05.03	348510	2280	May 03	57
June 2003	11,040.00	-	11,040.00	05.06.03	348516	11040	Jun 03	57
July 2003	11,040.00	-	11,040.00	7/7/03	348530	11,040.00	July 03	57
Aug 2003	11,040.00	-	11,040.00	21/8/03	348551	11,040.00	Aug 03	57
Sep 2003	11,040.00	-	11,040.00	05/09/03	348568	11,040.00	Sep 03	57
Oct 2003	11,040.00	-	11,040.00	16/10/03	348586	11,040.00	Oct 03	57
Nov 2003	11,040.00	-	11,040.00			11,040.00	Nov 03	57
Dec 2003	11,040.00	-	11,040.00			11,040.00	Dec 03	57
Jan 2004	4000	-	4000.00	363735	22/01/04	4000.00	Jan 04	57
Feb 2004	4000	-	4000.00		10/02/04	4000.00	Feb 04	57
Mar 2004	4000	-	4000.00		18/03/04	4000.00	Mar 04	57

Vacated Regs
for 1st floor and
shifted to
2nd floor from
Jan 04.
Amount
2210104

new Premised Rent & Amenities are 4000/- & deposit of 20,24,000/-
vide chq 363737 dt 22/01/04. 578.



FORBES GOKAK LTD
(PATVOLK DIVISION)

April 05, 2004

Shri.M.C. Modi Educational Trust
5-4-187/3 & 4, Soham Mansion
M.G. Road
Secunderabad - 500 003.

Dear Sir,

Our Auditors, M/s. S.B.Billimoria & Co. (Address : 672, Anna Salai, Temple Towers, II Floor, Nandanam, Chennai - 600 008) are now engaged in the annual examination of our financial statements. In connection therewith, please confirm the deposit with you which is shown in our records as Rs.24,000.00 (Twenty four thousand only)

You may kindly mail your reply as below:

1. The first copy direct to our Auditors M/s. S.B.Billimoria & Company.
2. The second copy to our Office for information.
3. The third copy may be retained for your reference.

If your records do not agree with this balance, please furnish an analysis of your balance together with any other information you may have, which will assist the auditors in locating the difference.

Thanking you,

for FORBES GOKAK LIMITED
(PATVOLK DIVISION)

M/s.S.B.Billimoria & Co
Chartered Accountants
672, Anna Salai, II floor, Temple Towers
Nandanam,
Chennai - 600 008.

The above balance of Rs.24,000.00 (indicate amount) due to Patvolk, Division of Forbes Gokak Limited as at 31st March 2004 agrees with our records.

For M. C. Modi Educational Trust

(SIGNATURE)

Trustee



PATVOLK DIVISION :
FORBES GOKAK LIMITED
Catholic Centre, 108 (Old No. 64), Armenian Street,
Chennai - 600 001..

Phone : 25382521, 25382551, 25382561
Fax : (91) 044 - 25383484
Grams : 'Patvolk' Chennai / ENGADINE
email : patship@vsnl.com

Registered Office
Forbes Building,
Chennai - 600 001
Mumbai - 400 001

chq 363737 dt 22/01/04

R.No. 1548 . Rs. 24,000/-

04/06/2004



Shri Manilal Chhaganlal Modi Educational Trust

Off: 5-4-187/3 & 4,
3rd Floor, Soham Mansion
M.G.Road, Secunderabad-3.
Phone: 55335551 (4 Lines)

Dated 23rd January, 2004.

To
M/S. Forvol International Services,
5-4-187/3 & 4, 2nd Floor,
Soham Mansion,
M. G. Road,
Secunderabad - 500003

Dear Sir,

Sub: Refund of Security Deposit for an amount of Rs. 57,600/-.
Ref: Lease agreement Dated 09th July 1999 For the premises occupied by your company on 1st
Floor, Soham Mansion, 5-4-187/3&4, M. G. Road, Secunderabad - 500003

Please find herewith enclosed a cheque for Rs. 57,600/- (Rupees Fifty Seven Thousand and Six Hundred Only) bearing Cheque number 188099, dated 22-01-2004 drawn in HDFC Bank Ltd., towards refund of security deposit of the above said premises

Please acknowledge the same.

Thanking You,

Yours Sincerely,
For M.C.Modi Educational Trust,


Manager





Tel : 27541016 /19/23
 Fax : 040 - 27541017
 E-mail : forbes@hd1.vsnl.net.in

FORBES GOKAK LTD.

(FORBES DIVISION SHIPPING)
 5-4-187/3&4, 1st Floor, "Soham Mansion",
 M.G. Road, Secunderabad - 500 003.

22nd January, 2004.

M/s M.C.Modi Educational Trust,
 5-4-287/3 & 4, 3rd Floor,
 Soham Mansion, M.G.Road,
 Secunderabad - 500 003.

Dear Sir,

Please find enclosed herewith 3 cheques bearing nos.363735, 363736 and 363737 for Rs.26,000/- Rs.1,210/- and Rs.24,000/- respectively as per the details given below :

Cq.No.363735 for Rs.26,000.00 (Rupees Twenty Six Thousand and Eighty Only) towards office rent for the months of November / December 2003 and January 2004.

rent for November	Rs. 11,040.00
December	Rs. 11,040.00
January 04	Rs. 4,000.00 (new premises)

	Rs. 26,080.00
	=====

Cq.No.363736 for Rs.1,210.00 (Rupees:One Thousand Two Hundred and Ten Only) towards Office maintainance for the months of November / December 2003 and January 2004.

Maintainance for November 2003	Rs. 480.00
December 2003	Rs. 480.00
January 2004	Rs. 250.00 (new premises)

	Rs. 1,210.00
	=====

Cq.no.363737 for Rs.24,000.00 towards 6 months rent advance for new premises.

Kindly acknowledge receipt of the above cheques, and refund the old deposit of Rs.57,600.00 which was lying with you for rent deposit for old premises.

Kindly issue the above cheque in favour of FORVOL INTERNATIONAL SERVICES LTD.,

for FORBES GOKAK LIMITED.


 M.V. Srinivasarayan.

Encl; As above.

Electricity charges of
 Rs. 807/- is due
 below
 सातवीस


 22/1/04

Foxval International Services.

Deposit with MCMET = 57,600.00.

Receivable from Foxval.

1. Rent & Amenities.	Nov'03 & Dec'03 Rent =	11,500.00
Rent = 5750.00	Nov'03 & Dec'03 Amenities =	10,580.00
Amenities = 5290.00		<u>22,080.00</u>
<u>11,040.00.</u>	Add	
Maintenance SMOA1		<u>960.00</u>
480 x 2 = Nov'03 & Dec'03		
Electricity charges, Dec'03		827.00
Receivable.		<u>23,867.00</u>

Foxbes Cokak Ltd 516 SFF.

Deposit Receivable 24,000.00.

Rent 2000.00 PM Advance Rent. }
Amenities. 2000.00 PM. } 4,000.00.

Enhancement 20%. 4 years.

RENT RECORD

Building Name	SOUTH MANISION	Area	1200 ST	Office Number / Floor	T floor
Name of Tenant	FORVAL INTERNATIONAL SERVICES LTD	Lease Period	9 years	Rent paid to	MCMES
Date of occupation	01-08-1999	Date of next rent increase	01-08-2002	Lease expires on	31-07-2008
Rent increase	15% Every 3 years	TDS deducted	Yes / No	Deposit	RS. 57,600/-
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								
April 2002	9600.00	0	9600.00	8/1/02	309456	9600.00	April	-
May 2002	9600.00	0	9600.00	8/5/02	309497	9600.00	May '02	-
June 2002	9600.00	0	9600.00	6/6/02	323040	9600.00	June '02	-
July 2002	9600.00	0	9600.00	5/7/02	328833	9600.00	July '02	-
(Aug 2002)	11040.00	0	9600.00	5/8/02	328887	9600.00	Aug. '02	-
Sep 2002	11040.00	0	9600.00	5/9/02	332347	9600.00	SEP '02	-
Oct 2002	11040.00	0	13920.00	9/10/02	338632	13920.00	Oct '02	13880
Nov 2002	11040.00	0	11040.00	6/11/02	338582	11040.00	NOV '02	517
Dec 2002	11040.00	0	11040.00	3/2/02	322518	11040.00	Dec '02	517
Jan 2003	11040.00	0	11040.00	15/01/03	362583	11040.00	Jan '03	517
Feb 2003	11040.00	0	11040.00	07/02/03	346828	11040.00	Feb '03	517
Mar 2003	11040.00	0	11040.00	10/3/03	262671	11040.00	Mar '03	517

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MAINTENANCE RECORD

Building Name	SOHAM MANSIONS		Office Number / Floor	I Floor
Name of Occupant	M/s. FORVOL INTERNATIONAL SERVICES		Maint paid to	MP/PL
Date of occupation	Advance Maint. Yes: <input checked="" type="checkbox"/>			
Area	1200 sqft			

Month	Maint. Charges	Other Charges	Total Charges	Paid on	Cheque No.	Amount	Remarks	FDS Paid
Old Dues								
April 2002	480 = 00	nil	480 = 00	8/4/02	309457	480 = 00	April	-
May 2002	480 = 00	nil	480 = 00	8/5/02	309498	480 = 00	May '02	-
June 2002	480 = 00	nil	480 = 00	6/6/02	322304	480 = 00	June '02	-
July 2002	480 = 00	nil	480 = 00	5/1/02	328825	480 = 00	July '02	-
Aug 2002	480 = 00	nil	480 = 00	5/8/02	328888	480 = 00	Aug '02	-
Sep 2002	480 = 00	nil	480 = 00	8/9/02	334308	480 = 00	8p'02	-
Oct 2002	480 = 00	nil	480 = 00	9/10/02	338533	480 = 00	oct '02	-
Nov 2002	480 = 00	nil	480 = 00	7/11/02	338588	480 = 00	Nov '02	-
Dec 2002	480 = 00	nil	480 = 00	7/10/02	342519	480 = 00	Dec '02	-
Jan 2003	480 = 00	nil	480 = 00	15/10/03	342584	480 = 00	Jan '03	-
Feb 2003	480 = 00	nil	480 = 00	01/02/03	346829	480 = 00	Feb '03	-
Mar 2003	480 = 00	nil	480 = 00	26/2/03 26/2/03	262672	480 = 00	Mar '03	-

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RECORD OF RENTS

Name of tenant :	Forval International Services Ltd		
Location :	SOHAM MANSION M.G. ROAD 1st floor		
Increment :	18% Every 3 years		1/8/2002
Deposit :	57,600/-	Paid on :	
Remarks :	Advance Rent		

Month	Rent	Paid on	Ch. No.	Amount	Remarks
Old Dues					
Jan 2001	9,600	11/1/2001	602634	9,600/-	
Feb 2001	9,600	2/2/2001	602669	9,600/-	
Mar 2001	9,600	5/3/2001	677427	9,600/-	
April 2001	9,600	11/4/2001	602486	9,600/-	
May 2001	9,600	2/5/2001	400812	9,600/-	
June 2001					
July 2001					
Aug 2001					
Sep 2001					
Oct 2001					
Nov 2001					
Dec 2001					

RENT RECORD

Building Name	Settan Mansions		Area	1200 Sft.	Office Number / Floor	8 Floor.
Name of Tenant	FORVOL INTERNATIONAL SERVICES LTD.		Lease Period	9 Years	Rent paid to	MCMGT
Date of occupation	01-08-1999.	Date of next rent increase	1.8.2002.	Lease expires on	31.07.2008.	
Rent increase	15% every 3 yrs.	TDS deducted	Yes/No	Deposit	RS 57,600/-	
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	NIL							
April 2001	9600.00	-	9600.00	11/4/2001	602 486	9600.00		
May 2001	9600.00	-	9600.00	2/5/2001	400 812	9600.00		
June 2001	9600.00	-	9600.00	8/6/2001	400 884	9600.00		
July 2001	9600.00	-	9600.00	4/7/2001	404 707	9600.00		
Aug 2001	9600.00	-	9600.00	3/8/2001	404 754	9600.00		
Sep 2001	9600.00	-	9600.00	19/9/2001	222 129	9600.00		
Oct 2001	9600.00	-	9600.00	10/10/2001	222 193	9600.00		
Nov 2001	9600.00	-	9600.00	8/11/2001	757 614	9600.00		
Dec 2001	9600.00	-	9600.00	5/12/2001	757 651	9600.00		
Jan 2002	9600.00	-	9600.00	07/01/02	437 275	9600.00		
Feb 2002	9600.00	-	9600.00	5/2/02	058 244	9600.00		
Mar 2002	9600.00	-	9600.00	27/3/02	058 279	9600.00		

MAINTENANCE RECORD

Building Name	Sectam MANSION	Area		Office Number / Floor	2 Floor
Name of Occupant	FORVOT INTERNATIONAL SERVICES	Advance Maint		Maint paid to	MPIPL
Date of occupation		Yes / No			
Remarks	Monthly Maintenance Rs 480.00				

Month	Maint. Charges	Other Charges	Total Charges	Paid on	Cheque No.	Amount	Remarks	TDS Paid
Old Dues								
April 2001	480.00	-	480.00	1/4/01	602013	480.00		
May 2001	480.00	-	480.00	2/5/01	400813	480.00		
June 2001	480.00	-	480.00	6/6/01	400881	480.00		
July 2001	480.00	-	480.00	3/7/01	404702	480.00		
Aug 2001	480.00	-	480.00	3/8/01	404760	480.00		
Sep 2001	480.00	-	480.00	4/9/01	22414	480.00		
Oct 2001	480.00	-	480.00	12/10/01	222194	480.00		
Nov 2001	480.00	-	480.00	8/11/01	952615	480.00		
Dec 2001	480.00	-	480.00	5/12/01	952662	480.00		
Jan 2002	480.00	-	480.00	2/10/02	739430	480.00		
Feb 2002	480.00	-	480.00	5/02/02	058045	480.00		
Mar 2002	480.00	-	480.00	7/03/02	-	480.00		

Maintenance & Water Charges.

Name of Occupant / Tenant: Foxyc International Services

Month	Bill Date	Maint, water charges	Paid on	Amount	Remarks
Jan '2001	11/1/2001	480/-	11/1/2001 622625	480/-	-
Feb '2001	2/2/2001	480/-	2/2/2001 622670	480/-	-
Mar '2001	3/3/2001	480/-	3/3/2001 627428	480/-	✓
Apr '2001	4/4/2001	480/-	4/4/2001 622487	480/-	
May '2001	5/5/2001	480/-	5/5/2001 400813	480/-	

RECORD OF RENTS

Name of tenant :	Foxval International Services Ltd		
Location :	Sokun Mansion, H-6 Road, 1st floor		
Increment :	15%. Every 3 years 1/8/2002		
Deposit :	57,600/-	Paid on :	
Remarks :	Advance Rent		

Month	Rent	Paid on	Ch. No.	Amount	Remarks
Old Dues					
Mar 2000	9,600	6/3/2000	681637	9,600/-	—
April 2000	9,600	6/11/2000	681509	9,600/-	m
May 2000	9,600	2/5/2000	681586	9,600/-	—
June 2000	9,600	7/6/2000	681323	9,600/-	m
July 2000	9,600	3/7/2000	657881	9,600/-	—
Aug 2000	9,600	4/8/2000	660196	9,600/-	m
Sep 2000	9,600	4/9/2000	706227	9,600/-	—
Oct 2000	9,600	3/10/2000	706278	9,600/-	—
Nov 2000	9,600	9/11/2000	666233	9,600/-	m
Dec 2000	9,600	7/12/2000	668432	9,600/-	
Jan 2001	9,600	1/1/2001	622634	9,600/-	
Feb 2001	9,600	2/2/2001	622669	9,600/-	

Maintenance & Water Charges.

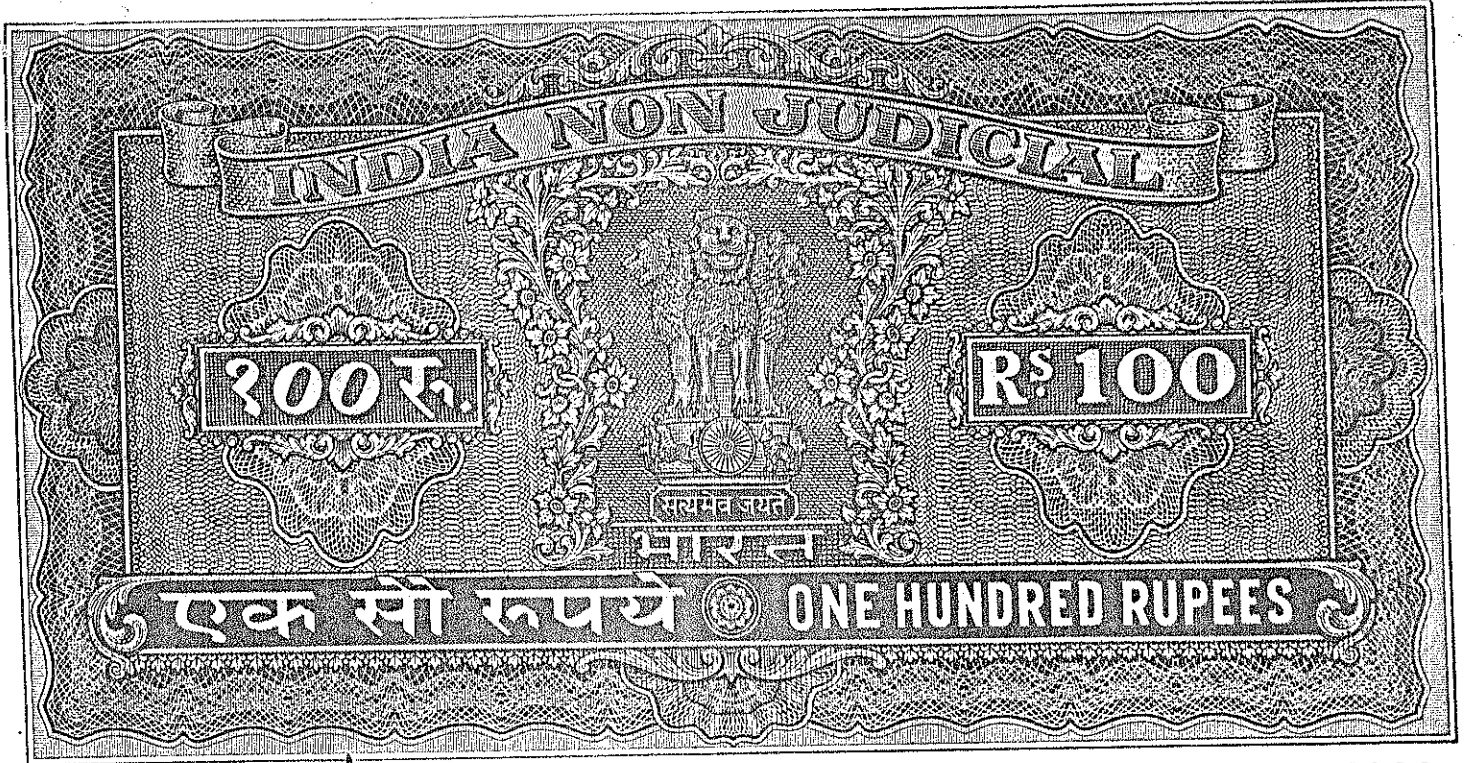
Name of Occupant / Tenant: FORVAL INTERNATIONAL SERVICES

Month	Bill Date	Maint., water charges	Paid on	Amount	Remarks
Aug '99	5.8.99	480/-	29/9/99 805000	960/-	-
Sep '99	5.9.99	480/-	5/10/99	480/-	-
Oct '99	5.10.99	480/-	5/11/99 541171	480/-	W
Nov '99	5.11.99	480/-	6/12/99 662326	480/-	W
Dec '99	5.12.99	480/-	5/13/2000 646500	480/-	W
Jan 2000	5.1.2000	480/-	2/12/2000 531206	480/-	W
Feb 2000	2.2.2000	480/-	6/3/2000 681622	480/-	W
Mar 2000	6.3.2000	480/-	8/4/2000 681506	480/-	W Add Pt.
Apr 2000	2.4.2000	480/-	8/5/2000 681526	480/-	-
May 2000	2.5.2000	480/-	7/6/2000 691722	480/-	W
Jun 2000	7/6/2000	480/-	9/7/2000 857822	480/-	-
Jul 2000	3/7/2000	480/-	4/8/2000 660197	480/-	W
Aug 2000	4/8/2000	480/-	6/9/2000 706222	480/-	-
Sep 2000	4/9/2000	480/-	2/10/2000 706279	480/-	-
Oct 2000	3/10/2000	480/-	9/11/2000 666236	480/-	W
Nov 2000	9/11/2000	480/-	4/12/2000 668422	480/-	-
Dec 2000	4/12/2000	480/-	11/1/2001 622622	480/-	-
Jan 2001	11/1/2001	480/-			

RECORD OF RENTS

Name of Tenant:	FORMOL INTERNATIONAL SERVICES LTD		
Location:	1 st FLOOR SOHAM MANSION		
Increment:	15% Every 3 years 1/8/2002		
Deposit:	57,600/-	Paid on:	
Remarks:	Advance Rent		

Month	Rent	Paid on	Ch.No	Amount	Remarks
Old Dues					
Apr 99					
May 99					
Jun 99					
Jul 99					
Aug 99	9,600	2/9/99	680140		Aug'99
Sep 99	9,600	2/9/99	620140	20,160	Sep'99
Oct 99	9,600	5/10/99	621258	9,600/-	Oct'99
Nov 99	9,600	5/11/99	541170	9,600/-	Nov'99
Dec 99	9,600	3/12/99	460055	9,600/-	Dec'99
Jan 2000	9,600	5/1/2000	621260	9,600/-	Jan'2000
Feb 2000	9,600	2/2/2000	531205	9,600/-	Feb'2000
Mar 2000	9,600	6/3/2000	681637	9,600/-	Mar'2000



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

00AA 036108

S. No. 30942 11/12/03 160

MKS

Name *M. C. Modi*

E/o *M. C. Modi*

For Whom *M.C. Modi Educational Trust*

శ్రీ మంత్రి ఆదేశములపై
2003/12/12
సీ.ఎం.ఎస్.ఆఫీసు,
రెడ్ టౌన్, సెకండరాబాద్.

LEASE AGREEMENT

This Lease Agreement is made and executed on this the 12th day of December, 2003 at Secunderabad.

BY AND BETWEEN

Shri. M.C.Modi Educational Trust represented by its Trustee Shri. Pramod Modi, having its registered office at 5-4-187/ 3 & 4, Soham Mansion, M. G. Road, Secunderabad - 500 003, hereinafter called the "LESSOR", which expression shall mean and include not only the Lessor but also its trustees, successors-in-office/Trust of the ONE PART:

GRAND DEUR HONGI AND

Rp by M. C. Somesh Modi
12/12/03
MKS

M/s. Forbes Gokak Ltd, having its registered office at Forbes Building, Charanjit Rai Marg, Mumbai - 400 001, represented by its authorised signatory Mr. Vivek Aiyer, Regional Manager, and having its branch office at Secunderabad, hereinafter called the "LESSEE", which expression shall mean and include not only the Lessee but also its executors, administrators, of the OTHER PART.

For M. C. Modi Educational Trust

FOR FORBES GOKAK LIMITED

[Signature]
Trustee

[Signature]
Authorized Signatory

WITNESSETH:

WHEREAS the Lessor is the absolute owner and possessor of all that premises bearing No. 5-4-187/ 3 & 4/6, 2nd Floor, Soham Mansion, M. G. Road, Secunderabad – 500 003, admeasuring 516 sft of built up area, hereinafter referred to as the said premises, more particularly described in the schedule given below.

WHEREAS the Lessee has requested the Lessor to give on lease the said premises on the following terms and conditions:

NOW THIS DEED OF LEASE WITNESSETH AS FOLLOWS:

1. In consideration of the rent hereinafter reserved and all the covenants and conditions hereinafter contained on the part of the Lessee's to be paid observed and performed, the Lessor do hereby demise unto the Lessee a portion of the second floor in the building known as Soham Mansion, bearing No. 5-4-187/ 3 & 4/6, 2nd floor, Soham Mansion, M. G. Road, Secunderabad – 500 003, admeasuring 516 sft of super built up area, more fully described in the schedule hereto, on a monthly rent amounting to Rs. 2,000/- P.M. (Rupees Two Thousand Only) subject to the clause pertaining to enhancement of the rent, commencing from 01.01.2004 to 31.12.09 for a period of 6 years only.
2. The Lessor has delivered the possession of the demised premises to the Lessee to hold and enjoy the quiet possession of the same for a period of 6 years commencing from 01.01.2004 to 31.12.2009.
3. The Lessor/Lessee hereto covenants as follows:
4. That the Lessee shall pay the rent of Rs. 2,000/- P.M., subject to the clause pertaining to enhance the rent, on or before 5th of every month as per English Calendar in advance to the Lessor and shall obtain the receipt.
5. The monthly rent payable shall be exclusive of the other charges such as amenity charges, electricity & maintenance charges.
6. The Lessee shall pay the electricity charges promptly as per the bills pertaining to the Lessee directly to the concerned departments. The Lessee shall also pay any additional consumption deposit or any other charges to the concerned department. The Lessee shall enhance the existing electricity power supply at its own cost.
7. The Lessee shall not carry on any trade or business which may be opposed to law.
8. The Lessee shall put signboards only in the place, designed by the Lessor.
9. The Lessee shall not sublet or part with or otherwise transfer or convey or assign their interest in any part and portion of the demised premises to any other person.
10. The Lessee shall not make additions, alterations or structural changes of any kind whatsoever in the demised premises. However, the Lessee is entitled for making temporary partitions as part of interior changes or decorations to suit the business of the Lessee, without damaging the premises at their cost.
11. The Lessee shall keep the demised premises in a neat & clean condition at all times.

For M. C. Modi Educational Trust

Trustee

FOR FORENSIC CORAK LIMITED

Authorised Signatory

12. The Lessor or her authorized persons shall be entitled to inspect the premises at all reasonable times.
13. The tenancy month of this Lease Deed is calculated for all purposes from second to the end of the month, and from month to month as per English Calendar.
14. The lease period under this agreement is for a specific period of 6 years subject to enhancement at 20% on the then existing rent after expiry of every 4 years.
15. The Lessor agrees with the Lessee that he shall have no objection for the use of the premises for the business of housing the office not only of the Lessee but also of its sister concerns or associates now in existence or that may hereafter be formed.
16. The Lessee paying the rent hereby reserved and observing and performing the conditions and covenants herein contained shall quietly and peace-ably possess and enjoy the said premises during the said term without any interruption and disturbance by the Lessor or any person claiming under him.
17. The Lessee agrees to carry out all the minor repairs in the said premises including color wash at its own cost. However, any major repairs arising out of defect in construction shall be carried out by the Lessor at his own cost.
18. That the Lessor agrees that the Lessee may effect at his (Lessee's) cost minor adjustments if and when required by the Lessee to suit its various purposes of housing the office of the Lessee or any of its sister concerns or associates, but without causing any damage or major changes in the building.
19. Before the expiry of the lease period, if the Lessee wants to terminate the Lease, he has the option by giving 3 months notice in writing.

SCHEDULE OF THE PREMISES

A portion of the second floor admeasuring 516 sft of super built up area bearing No. 5-4-187/3 & 4/6, 2nd floor, in the building known as Soham Mansion, situated at M. G. Road, Secunderabad - 500 003, bounded by:-

North by	Premises occupied M/s. Luharukha & Associates
South by	Premises occupied Mr. Ajay Mehta
East by	Open to Sky
West by	Premises occupied M/s. Pelican Services

IN WITNESS WHEREOF the parties hereto have put their hands to this Lease Deed on the date, month and year mentioned above.

WITNESSES:

1.

[Signature]
 GOKAKARAO
 MODI PROPERTIES &
 INVESTMENTS PVT

2.

[Signature]
 (K.V. SAROJA)
 FORBES GOKAK LN.
 SECUNDERABAD - 500 003

For M. C. Modi Educational Trust

LESSOR

Trustee

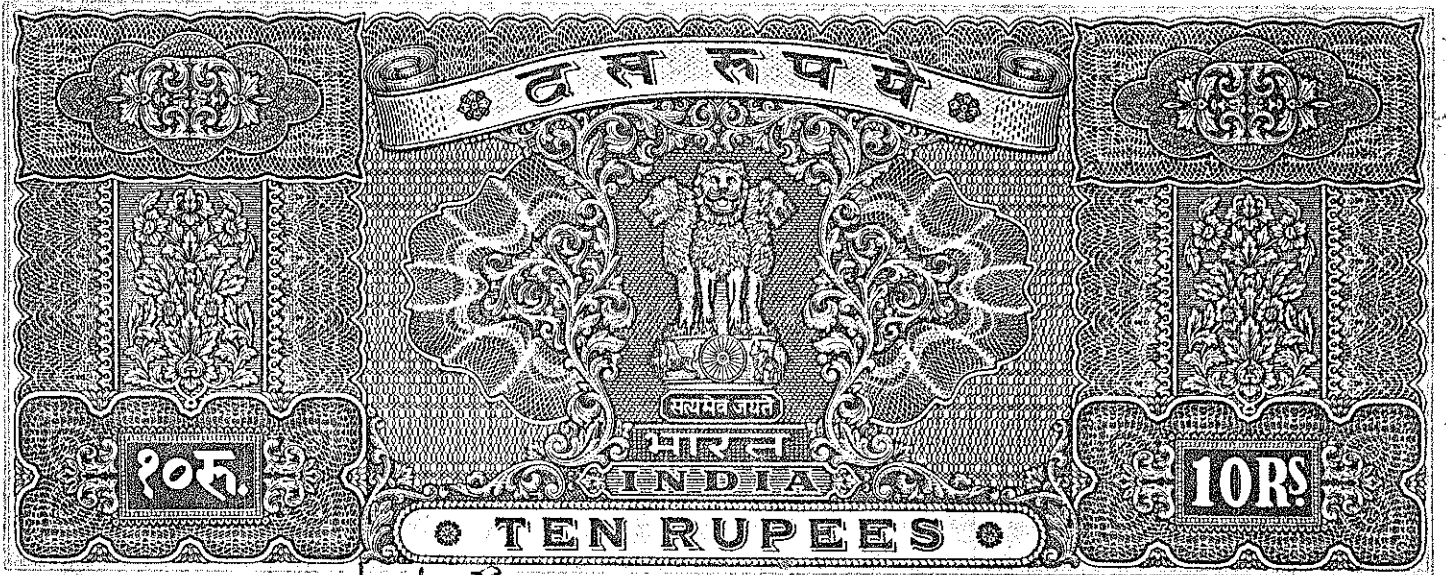
[Signature]

LESSEE

FOR FORBES GOKAK LIMITED

Authorized Signatory

[Signature]



36949 u/12/2003 wt
S. No. 36949
Name, Mahender
S/O, D. Mallesh
For Whom, M.C. Modi Educational Trust

MR M. RAMADEVI
STAMP VENDOR
No. 22/53, Near No. 48/2006
Beside A.P.S.C. Office,
City Civil Court Compound
Fort Maredpally, Secunderabad.

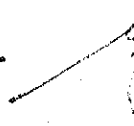
7. Any default in the payment of amenities charges shall be deemed to be a breach of the covenants of tenancy and the Owners shall be entitled to determine the lease and the Hiree shall give vacant possession of the tenancy.


PARTICULARS OF AMENITIES:

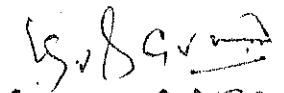
1. Providing common parking area.
2. Providing windows and doors.
3. Providing plumbing & sanitary fittings.
4. Provision of electric power connection.

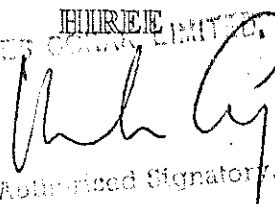
IN WITNESSES WHEREOF the Hiree and all Owners have signed these presents on the date and at the place mentioned above.

WITNESSES:

1.  G. K. M. R. S. Rao
Sd/- G. K. M. R. S. Rao

For M. C. Modi Educational Trust
OWNER

Trustee

2. 
(K.V. SARMA)
FORBES GOKAK W.
Secunderabad - 500 003

FOR FORBES GOKAK LIMITED

Authorized Signatory.



FORBES GOKAK LTD.

(FORBES DIVISION SHIPPING)
5-4-187/3&4, 1st Floor, "Soham Mansion".
M.G. Road, Secunderabad - 500 003.

VA:VS:2003

December 01, 2003

To

M/s. M.C. Modi Educational Trust,
5-4-287/3 & 4, 3rd Floor,
Soham Mansion, M.G. Road,
Secunderabad - 500 003

Kind Attn: Mr. Soham Modi

Dear Sir,

Sub: Taking new office premises at 5-4-187/3 & 4, on
2nd Floor, Soham Mansion, M.G. Road, Secunderabad - 3

This refers to our discussions, the undersigned had with
your goodself today.

Our associate company M/s. FORVOL International Services Ltd.,
are the present occupants of the premises in the 1st Floor,
Soham Mansion.


Being given to understand that an office premises in the
2nd floor is vacant, we wish to take the premises on lease
from 01-01-2004 (although we will be shifting to the new
premises by 15-12-2003) for a monthly rent of Rs.4,000/-
and maintenance @ 0.50 Ps. per Sft.

As discussed and agreed upon, the monthly rent payable for
the above premises will be Rs.4,000/- and paise 50 per sft.
as maintenance charges.

Please acknowledge receipt of this letter confirming your
line of understanding and please provide us the new lease
agreement for our Management's sanction and signature.

Thanking you for your co-operation.

Yours faithfully,
for FORBES GOKAK LIMITED


VIVEK AIYER
Authorised Signatory

FORVOL INTERNATIONAL SERVICES LTD.

VA:VS:2003

December 01, 2003

To

M/s. M.C.Modi Educational Trust,
5-4-287/3 & 4, 3rd Floor,
Soham Mansion, M.G. Road,
Secunderabad - 500 003

Kind Attn. Mr. Soham Modi

Dear Sir,

Sub: Intimation of vacating the premises at 5-4-187/3 & 4,
on 1st Floor, Soham Mansion, M.G. Road, Secunderabad - 3

This refers to our discussions, the undersigned had with
your goodself today.

As discussed, we wish to vacate and handover the above
office premises occupied by us by 31st December, 2003.

The advance rent / amenities charges for the months of
November & December 2003, may be adjusted from the security
deposit of Rs.57,600/- paid by us and the balance amount
of Rs.34,560/- may be refunded to us at the time of vacating
the above premises.

Please acknowledge receipt of this intimation confirming your
line of understanding to our above request and doing the
needful at your end.

Thanking you for your co-operation.

Yours faithfully,
for FORVOL INTERNATIONAL SERVICES LIMITED


VIVEK AIYER
Authorised Signatory

04/12/2003

Fosvol International Deposit with GN = 57,600.00

Less:

Rent for the months of Nov & Dec 03 = 11,500.00

5750 x 2

Amenities for the months of Nov & Dec 03 = 10,580.00

5290 x 2

Maintenance for the months of Nov & Dec 03 = 960.00

480 x 2

23,040.

Payable to Fosvol

34,560.00

Notes as per deed MCH, Tax to be paid by MCHET.

FORVOL INTERNATIONAL SERVICES LTD.

To

Date : 11.06.2003

M/s M.C.Modi Educational Trust,
5-4-187/ 3 & 4, 1st Floor,
Soham Mansion,
M.G.Road,
Secunderabad.

Sirs,

Sub : Car Parking facility at your premises.

This is to bring to your kind notice that as per the General Amenities Agreement dt:9th July 1999, executed between M/s M.C. Modi Educational Trust and our company, in the particulars of amenities mentioned in the agreement, the First point clearly indicates that facility of exclusive parking for 1 car and also common parking area for 2 wheelers.

However, we regret to inform you that your security staff are not allowing us to park our car at the premises.

When the agreement clearly shows the facility of car parking, we cannot be deprived of enjoying our right for parking of our vehicle (4 wheeler).

In the light of the above, we request you to kindly give necessary instructions immediately to your security staff not to create such inconvenience to us while parking our car.

We hope you will view the matter in the right perspective and give necessary instructions to your security staff allowing our car to be parked.

Thanking you,

Yours faithfully,
for FORVOL INTERNATIONAL SERVICES LTD.,

VIVEK AIYER
Regional Manager.

17th June, 2002

To,
The Manager,
M/s. Forvol International services Ltd.,
1st Floor, Soham Mansion,
SECUNDERABAD.

Sub: Increase in rent for the premises occupied by your company of about 1200 sft on the first floor in the building known as Soham Mansion, bearing No. 5-4-187/3 & 4, M.G.Road, Secunderabad – 500 003.

Ref: Our Lease and General Amenities agreement dated 9th July 1999.

Dear Sir,

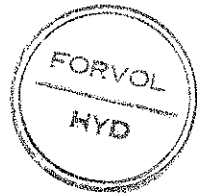
With reference to the above please note that as per the terms of our lease agreement, the rent for the premises occupied by you to be increased by 15% at the end of every three years.

The next increase is due on 1st August 2002. Please pay the enhanced rent and amenities charges of **Rs. 11,040/-**, an increase of **Rs. 1,440/-** from 1st August 2002.

Thank you.

Yours sincerely,


[SOHAM MODI]



Revised
16/9/02

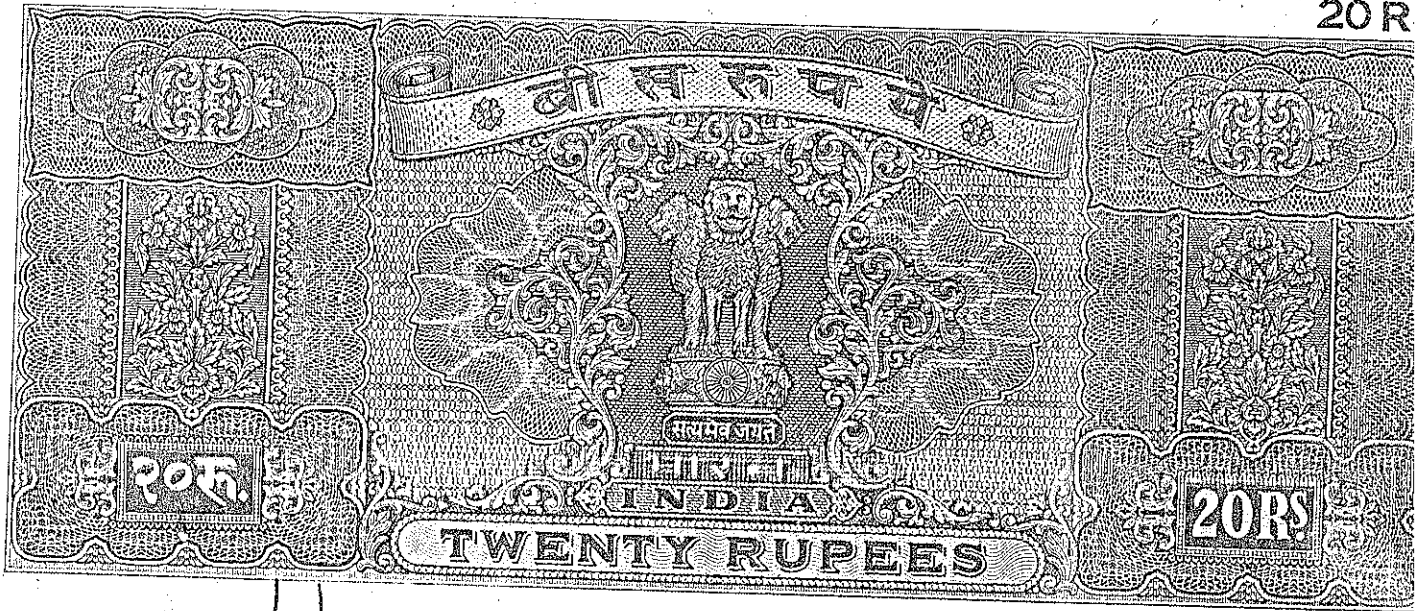
R E C E I P T

Received with thanks from M/s. Forvol International Services Ltd a sum of Rs. 25,000/- (Rupees Twenty Five Thousand only) vide Ch.no: 548565 dt. 29.5.99 drawn on Indian Overseas Bank, M.G. Road, Secunderabad as part payment of Security Deposit for the lease of the premises bearing No. 5-4-187/ 3 & 4, Ist Floor, M.G. Road, Secunderabad admeasuring 1,200 Sft of super built up area on the following terms and conditions:

Rent	Rs. 9,600/- P.m.
Security Deposit	6 months rent
Property Tax	to be paid by Lessee
Rent increase	21% once every 3 (Three) years.
Maintenance charges	Rs. 480/- P.m.
Lease period	9 years starting from 1 st July 1999

For M C MODI EDUCATIONAL TRUST


SOHAM MODI.



A.No. 1442 Date 27/7/99 M. 2
 Sold to... Sanyanayya
 P/o, D/o, W/c... V. Reddy
 For... For Vol International Services Ltd

K. Srinivas
 STAMP VENDOR, L. No: 26/9
 CITY CIVIL COURT
 SECUNDERABAD.

LEASE AGREEMENT

This Lease Agreement is made and executed on this the 9th day of July, 1999, at Secunderabad.

BY AND BETWEEN

Shri. M.C.Modi Educational Trust represented by its Trustee Shri. Pramod Modi, having its registered office at 5-4-187/ 3 & 4, Soham Mansion, M. G. Road, Secunderabad - 500 003, hereinafter called the "LESSOR", which expression shall mean and include not only the Lessor but also its trustees, successors-in-office/Trust of the ONE PART:

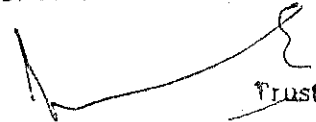
AND

M/s. Forvol International Services Ltd, having its registered office at Volkart Building, 19, J.N. Heredia Marg, Ballard Estate, Mumbai - 400 001, represented by its Director Mr. T.R.Chandran, stationed at Mumbai and having its branch office at Secunderabad, hereinafter called the "LESSEE", which expression shall mean and include not only the Lessee but also its executors, administrators, of the OTHER PART.

WITNESSETH:

WHEREAS the Lessor is the absolute owner and possessor of all that premises bearing No. 5-4-187/ 3 & 4/5, 1st Floor, Soham Mansion, M. G. Road, Secunderabad - 500 003, admeasuring 1,200 sft of super built up area, hereinafter referred to as the said premises, more particularly described in the schedule given below.

For M.C. Modi Educational Trust

X  Trustee



U. No. 14423 dated 7/7/99

Sold to... Satyanarayana

U. No. 14423 dated 7/7/99

For use of International Securities

R. Srinivas
STAMP VENDOR, L. No. 2
CITY CIVIL COURT
SECUNDERABAD.

-2-

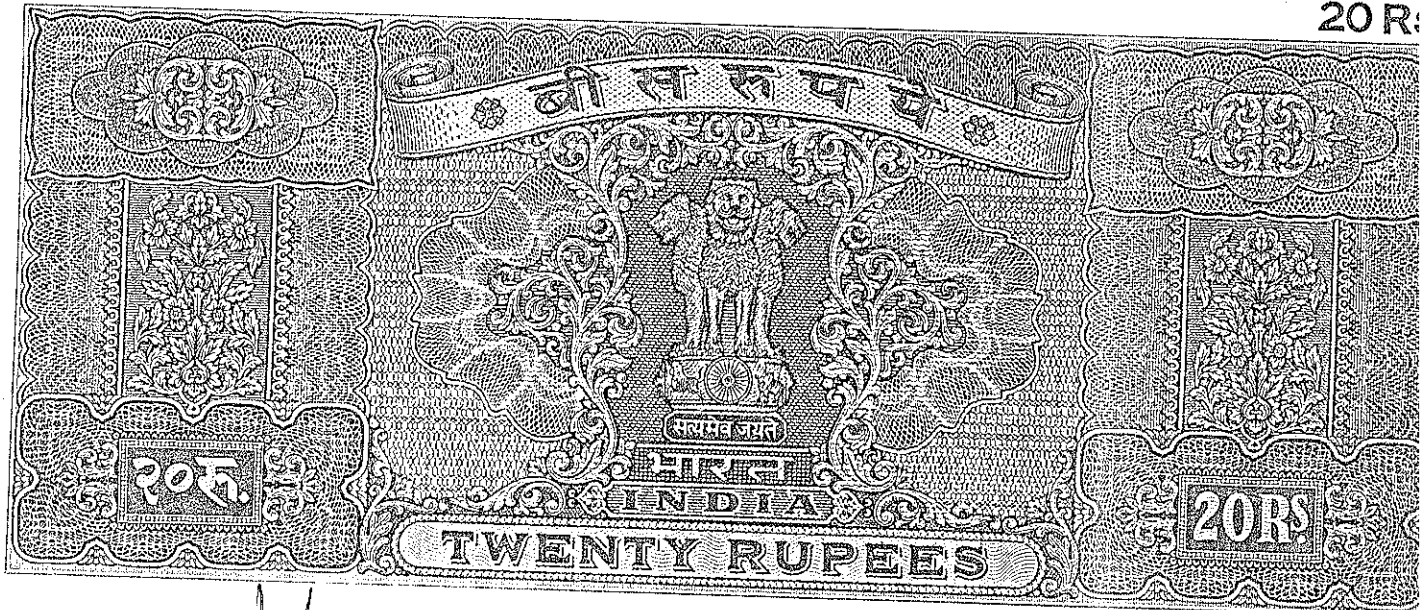
WHEREAS the Lessee has requested the Lessor to give on lease the said premises on the following terms and conditions:

NOW THIS DEED OF LEASE WITNESSETH AS FOLLOWS:

1. In consideration of the rent hereinafter reserved and all the covenants and conditions hereinafter contained on the part of the Lessee's to be paid observed and performed, the Lessor do hereby demise unto the Lessee a portion of the first floor in the building known as Soham Mansion, bearing No. 5-4-187/ 3 & 4/5, 1st floor, Soham Mansion, M.G.Road, Secunderabad - 500 003, admeasuring 1,200 sft of super built up area, more fully described in the schedule hereto, on a monthly rent amounting to Rs. 5,000/- P.M. (Rupees Five Thousand Only) subject to the clause pertaining to enhancement of the rent, commencing from 01/07/1999 to 30/06/2008 for a period of 9 years only.
2. The Lessor has delivered the possession of the demised premises to the Lessee to hold and enjoy the quiet possession of the same for a period of 9 years commencing from 01/07/1999 to 30/06/2008.
01/08/1999 31/07/2008
3. The Lessor/Lessee hereto covenants as follows:
4. That the Lessee shall pay the rent of Rs. 5,000/- P.M., subject to the clause pertaining to enhance the rent, on or before 5th of every month as per English Calendar in advance to the Lessor and shall obtain the receipt.

For M.C. Modi Educational Trust

Trusted



14424 7/7/94
 Sold to Satyanarayana
 V. Rao
 For M.C. Modi Educational Services Ltd

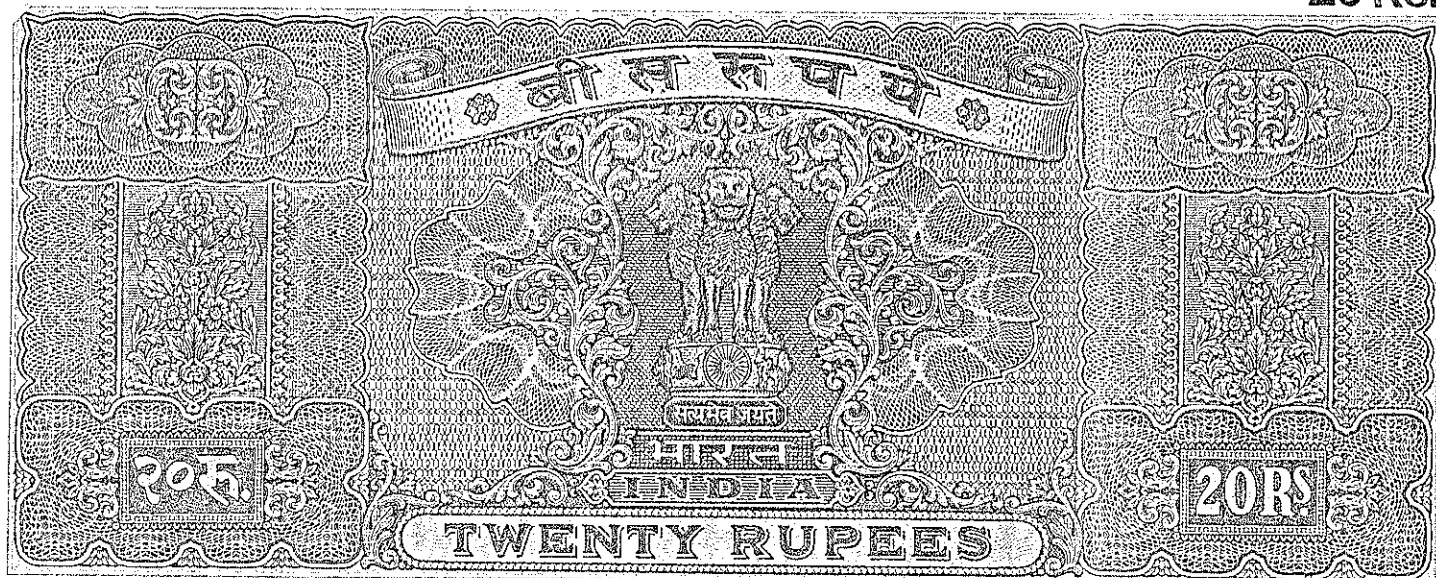
K. Srinivas
 STAMP VENDOR, L. No; 26
 CITY CIVIL COURT
 SECUNDERABAD.

-3-

5. The monthly rent payable shall be exclusive of the other charges such as amenity charges, electricity & maintenance charges.
6. The Lessee shall pay the electricity charges promptly as per the bills pertaining to the Lessee directly to the concerned departments. The Lessee shall also pay any additional consumption deposit or any other charges to the concerned department. The Lessee shall enhance the existing electricity power supply at its own cost.
7. The property tax payable to the Municipal Corporation and or any other Government body shall be paid by the Lessee.
8. The Lessee shall not carry on any trade or business which may be opposed to law.
9. The Lessee shall put signboards only in the place, designed by the Lessor.
10. The Lessee shall not sublet or part with or otherwise transfer or convey or assign their interest in any part and portion of the demised premises to any other person.
11. The Lessee shall not make additions, alterations or structural changes of any kind whatsoever in the demised premises. However, the Lessee is entitled for making temporary partitions as part of interior changes or decorations to suit the business of the Lessee, without damaging the premises at their cost.

For M.C. Modi Educational Trust

Trustee



S. No. 14642 dated 9/7/99
 Sold to Sanyalanyaya
 B/o. D/o. V. K. S. Rao
 For: International Services Co.

R. Srinivas
 STAMP VENDOR, L. No: 26/99
 CITY CIVIL COURT
 SECUNDERABAD.

-4-

12. The Lessee shall keep the demised premises in a neat & clean condition at all times.
13. The Lessor or her authorised persons shall be entitled to inspect the premises at all reasonable times.
14. The tenancy month of this Lease Deed is calculated for all purposes from first to the end of the month, and from month to month as per English Calendar.
15. The lease period under this agreement is for a specific period of 9 years subject to enhancement at 15% on the then existing rent after expiry of every 3 years.
16. The Lessor agrees with the Lessee that he shall have no objection for the use of the premises for the business of housing the office not only of the Lessee but also of its sister concerns or associates now in existence or that may hereafter be formed.
17. The Lessee paying the rent hereby reserved and observing and performing the conditions and covenants herein contained shall quietly and peace-ably possess and enjoy the said premises during the said term without any interruption and disturbance by the Lessor or any person claiming under him.
18. The Lessee agrees to carry out all the minor repairs in the said premises including color wash at its own cost. However, any major repairs arising out of defect in construction shall be carried out by the Lessor at his own cost.

For M.C. Modi Educational Trust

Trustee



20 Rs

1466 9/11/99
 Sold to Satya...
 Venkateshwar Rao
 Forvo International Services Ltd
 -5-11

R. Spinias
 STAMP VENDOR, L. No: 26/9
 CITY CIVIL COURT
 SECUNDERABAD.

19. That the Lessor agrees that the Lessee may effect at his (Lessee's) cost minor adjustments if and when required by the Lessee to suit its various purposes of housing the office of the Lessee or any of its sister concerns or associates, but without causing any damage or major changes in the building.
20. Before the expiry of the lease period, if the Lessee wants to terminate the Lease, he has the option by giving 3 months notice in writing.

SCHEDULE OF THE PREMISES

A portion of the first floor admeasuring 1,200 sft of super built up area bearing No. 5-4-187/ 3 & 4/5, in the building known as Soham Mansion, situated at M.G.Road, Secunderabad - 3, marked in red in the plan enclosed and bounded by:-

North by	Premises occupied by DTDC Courier Service
South by	Vacant office portion belongs to the LESSOR
East by	Staircase and lobby
West by	Open Land /Parking area.

IN WITNESS WHEREOF the parties hereto have put their hands to this Lease Deed on the date, month and year mentioned above.

WITNESSES:

1. [Signature]
2. Aiy. Sabakabudhe [Signature]
3. Mm B. Sarath Chandra.

For M.C. Modi Educational Trust
 [Signature]
 LESSOR Trustee

LESSEE
 For and on behalf of,
 FORVOL INTERNATIONAL
 SERVICES LIMITED.
 By their Constituted Attorney.
 [Signature]



s. No. 4645 Date 9/7/99
 Sold to S. Srinivas
 S/o. S. Srinivas
 For Forvol International Services Ltd

S. Srinivas
 STAMP VENDOR, L. No: 26/9
 CITY CIVIL COURT
 SECUNDERABAD.

GENERAL AMENITIES AGREEMENT

This **GENERAL AMENITIES AGREEMENT** made and executed at Secunderabad, on this the 9th day of July, 1999 by and between:

Shri. M.C. Modi Educational Trust represented by its Trustee Shri. Pramod Modi, having its registered office at 5-4-187/ 3 & 4, Soham Mansion, M. G. Road, Secunderabad - 500 003, hereinafter called the "OWNER", which expression shall mean and include not only the Lessor but also its trustees, successors-in-office/Trust of the ONE PART:

AND

M/s. Forvol International Services Ltd, having its registered office at Volkart Building, 19, J.N. Heredia Marg, Ballard Estate, Mumbai - 400 001, represented by its Director Mr. T.R. Chandran, stationed at Mumbai and having its branch office at Secunderabad, hereinafter called the "HIREE", which expression shall mean and include not only the Lessee but also its executors, administrators, of the OTHER PART.

The Hiree has obtained on lease 1,200 sft of office space on the first floor of the building known as Soham Mansion, bearing No. 5-4-187/ 3 & 4/5, 1st floor, Soham Mansion, M.G. Road, Secunderabad - 500 003, from the owners vide Lease Deed dated 9th July, 1999. At the request if 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 owners.

For M.C. Modi Educational Trust

Trustee

NOW THIS DEED WITNESSETH:

1. The Hiree shall pay amenities charges of Rs. 4,600/- (Rupees Four Thousand Six Hundred Only) per month apart from and along with the rent payable commencing from the 1st July, 1999. *Avghat*
2. The Hiree shall enhance the amenities charges by 15% on the then existing amenities charges 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 month to the Owner.
4. The Hiree shall also deposit a sum of Rs. 57,600/- (Rupees Fifty Seven Thousand Six Hundred Only) as security deposit, for provision of amenities, which shall not carry any interest and shall be refunded by the Owner to the Hiree at the time the Hiree, vacates and hands over the vacant portion of the said premises.
5. The Hiree also agrees to pay building maintenance charges of Rs.480/- per month, subject to increase from time to time to the Lessor or to any other body or association that the Lessor may direct for the maintenance of the common areas of the building, provision of water and security.
6. The Hiree shall not be entitled to surrender the usage of amenities as long as the tenancy is subsisting.
7. Any default in the payment of amenities charges shall be deemed to be a breach of the covenants of tenancy and the Owners shall be entitled to determine the lease and the Hiree shall give vacant possession of the tenancy.

PARTICULARS OF AMENITIES:

1. Providing exclusive parking for 1 car.
2. Providing common parking area.
3. Providing windows and doors.
4. Providing plumbing & sanitary fittings.
5. Provision of electric power connection.

IN WITNESSES WHEREOF the Hiree and all Owners have signed these presents on the date and at the place mentioned above.

WITNESSES:

1. *[Signature]*

2. *[Signature]*

3. *[Signature]* B. Sarath Chandra

For M.C. Modi Educational Trust

OWNER Trustee,

HIREE

For and on behalf of,
FORVOL INTERNATIONAL
SERVICES LIMITED
By their Constituted Attor

[Signature]