

# M.C. MODI EDUCATIONAL TRUST

5-4-187/3&4, Soham Mansion, II Floor, M.G. Road, Secunderabad - 500 003

## Invoice

PAN No. AAATM5488Q  
Service Tax Registration No. AAATM5488Q ST001

Invoice No/ /2009-10

Date: 26/12/2009

To,  
Sri Sai Enterprises  
Kavadiguda,  
Secunderbad

PARTICULARS	AMOUNT
Rent for the month of August 2009.	2,02,584.00
Add Service Tax @ 10% + 3% Education Cess = 10.3%	20,866.00
<b>Total</b>	<b>2,23,450.00</b>
Amount in words: Rupees Two Lakhs Twenty Three Thousand Four Hundred and Fifty only.	

for M.C. Modi Educational Trust

*Received  
amount  
26/12/09*

  
Authorized Signatory

# M.C. MODI EDUCATIONAL TRUST

5-4-187/3&4, Soham Mansion, II Floor, M.G. Road, Secunderabad - 500 003

## Invoice

PAN No. AAATM5488Q

Service Tax Registration No. AAATM5488Q ST001

Invoice No/ /2009-10

Date: 26/12/2009

To,  
Sri Sai Enterprises  
Kavadiguda,  
Secunderbad

PARTICULARS	AMOUNT
Rent for the month of June 2009	2,02,584.00
and Service Tax @ 10% + 3% Education Cess = 10.3%	20,866.00
Total	2,23,450.00
Amount in words: Rupees Two Lakhs Twenty Three Thousand Four Hundred and Fifty only	

Received  
26/12/09

for M.C. Modi Educational Trust

  
Authorised Signatory.

# M.C. MODI EDUCATIONAL TRUST

5-4-187/3&4, Soham Mansion, II Floor, M.G. Road, Secunderabad – 500 003

## Invoice

PAN No. AAATM5488Q

Service Tax Registration No. AAATM5488Q ST001

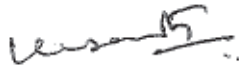
Invoice No/ /2009-10

Date: 26/12/2009

To,  
Sri Sai Enterprises  
Kavadiguda,  
Secunderbad

PARTICULARS	AMOUNT
Rent for the month of July 2009	2,02,584.00
Add Service Tax @ 10% + 3% Education Cess = 10.3%	20,866.00
<b>Total</b>	<b>2,23,450.00</b>

Amount in words: Rupees Two Lakhs Twenty Three Thousand Four Hundred and Fifty only.



26/12/09

for M.C. Modi Educational Trust

  
Authorised Signatory.

Building Name	Usha Kiran Complex	Area	1860 Sft	Floor / Off No.	Ground Floor	PT Paid By	Tenant / Owner
Name of Tenant	M/s LSG Sky Chefs(India) Pvt. Ltd Dt of occupation	15.12.2006	Maint. by	Owner	Manit. Amount	Based on Exp	
Rent Paid to	Pramod Modi	Deposit	240000	Lease expires on	31.12.2008	Lease Period	2 Years
Lease Agr	Executed	Last Agr Dt	16.12.2006	Rent increase @	5 % Every Year	Next increase Dt	01.12.2008
Rent Payment	Next month	Service Tax %	12.36%	TDS %	22.66%		
Remarks							
Month	Gross Rent	Service Tax	TDS	Net Rent	Paid on	Amount	Cheque No
Dec-06	20000	-	-	-	-	-	-
Jan-07	40000	0	8976	31024	09.02.07	31024	781722
Feb-07	40000	0	8976	31024	14.03.07	31024	384581
Mar-07	40000	0	8976	31024	02.04.07	31024	78194
Apr-07	40000	0	9064	30936	25.04.07	30936	784377
May-07	40000	0	9064	30936	06.06.07	30936	010664
Jun-07	40000	4944	6800	38144	10.07.07	33200	010784
Jul-07	40000	4944	7638	37306	13.08.07	35039	155026
Aug-07	40000	4944	7638	37306	16.10.07	37303	487046
Sep-07	40000	4944	7638	37306	25.10.07	37303	487274
Oct-07	40000	4944	7638	37306	11.11.07	37303	487155
Nov-07	40000	4944	7638	37306	09.01.08	37303	544637
Dec-07	42000	5191	7638	39553	10.01.08	37303	544670
Jan-08	42000	5191	7638	39553	06.02.08	37303	544787
Feb-08	42000	5191	7638	39553			
Mar-08	42000	5191	8023	39168			
	488000	50429	94055	444374		353929	
							108198

Total (April to Mar 08)

PARTICULARS	Rs.	Rs.
As per Records Advance Received		240000
<b>Dues(Rents &amp; Maintenance)</b>		
Rent Due for the Year 2007 - 2008	108197	
Late Payment Charges for S.Tax	3722	
Maintenance & Electricity Charges	17363	
<b>Gross Total</b>		<b>129282</b>
<b>Balance Amount</b>		<b>110718</b>

**Note:**

- 1) All the Balances tally with ledger & Bank Statements
- 2) For the Financial Year 2006-2007 Original TDS received
- 3) For the Financial Year 2007-2008 Xerox copy of TDS received
- 4) Service Tax not received including dues.
- 5) Financial Year 2006-2007 15days Rent not received including Dues
- 6) Electricity Charges & Late Payment of S.Tax included in Dues

  
 26/12/08  


*Dr. P. S. / M. S.*

NAME OF THE TENANT		LSG SKY CHEFS		PERIOD OF ENHANCEMENT						
AMOUNT OF DEPOSIT		Rs.2,40,000/-		RATE OF ENHANCEMENT						
SITUATED AT		GROUND FLOOR		DUE DATE FOR ENHANCEMENT						
DATE OF OCCUPATION		15.12.2006		RENT PER MONTH						
AREA OCCUPIED		1860sqft		AMINITIES PER MONTH						
DATE OF LEASE & RENEWALS		31.12.2008		TOTAL GROSS RENT						
SERVICE TAX		12.36%		TOTAL NET RENT						
		22.66%								
MONTH	GROSS	SERVICE TAX	TDS	NET RENT	RECEIVED RENT	DATE	CHEQ NO	DIFF OF RENT	CERTI OF TDS	REMARKS
16-12-06	20000	-	-	-	-	-	-	20000		
Jan-07	40000	-	8976	31024	31024	09.02.07	781772	0		
Feb-07	40000	-	8976	31024	31024	14.03.07	384581	0		
Mar-07	40000	-	8976	31024	31024	02.04.07	781964	0		
Apr-07	40000	-	9064	30936	30936	25.04.07	784377	0		
May-07	40000	-	9064	30936	30936	06.06.07	10664	0		
Jun-07	40000	4944	6800	38144	33200	10.07.07	10784	4944		
Jul-07	40000	4944	7638	37306	35039	13.08.07	155026	2267		
Aug-07	40000	4944	7638	37306	37303	16.10.07	487046	3		
Sep-07	40000	4944	7638	37306	37303	25.10.07	487274	3		
Oct-07	40000	4944	7638	37306	37303	11.11.07	487155	3		
Nov-07	40000	4944	7638	37306	37303	09.01.08	544637	3		
Dec-07	42000	5191	7638	39553	37303	10.01.08	544670	3		
Jan-08	42000	5191	7638	39553	37303	06.02.08	544787	2250		
Feb-08	42000	5191	7638	39553				39553		
Mar-08	42000	5191	8023	39168				39168		
<b>TOTAL</b>	<b>488000</b>	<b>50429</b>	<b>94055</b>	<b>444374</b>	<b>353929</b>			<b>108198</b>		

PARTICULARS	RS	RS
As Per Records Advance Received		240000
<u>Due Rent &amp; Maintenance</u>		
Due Rent For The Year 07-08	108198	
Late Payment Charges for S.tax	3722	
Maintenance & Electricity ch	17363	
<b>Gross Total</b>	<b>129283</b>	





NAME OF THE TENANT		LSG SKY CHEFS		PERIOD OF ENHANCEMENT		2 YEARS				
AMOUNT OF DEPOSIT		Rs.2,40,000/-		RATE OF ENHANCEMENT		5%				
SITUATED AT		GROUND FLOOR		DUE DATE FOR ENHANCEMENT		31.12.2008				
DATE OF OCCUPATION		15.12.2006		RENT PER MONTH		Rs.20,000/-				
AREA OCCUPIED		1860sft		AMINITIES PER MONTH		Rs.20,000/-				
DATE OF LEASE & RENEWALS		31.12.2008		TOTAL GROSS RENT		Rs.40,000/-				
SERVICE TAX		12.36%		TDS		22.66%				
MONTH	GROSS	SERVICE TAX	TDS	NET RENT	RECEIVED RENT	DATE	CHEQ NO	DIFF OF RENT	CERTI OF TDS	REMARKS
16-12-06	20000	-	-	-	-	-	-	20000	-	
Jan-07	40000	-	8976	31024	31024	09.02.07	781772	0		
Feb-07	40000	-	8976	31024	31024	14.03.07	384581	0		
Mar-07	40000	-	8976	31024	31024	02.04.07	781964	0		
Apr-07	40000	-	9064	30936	30936	25.04.07	784377	0		
May-07	40000	-	9064	30936	30936	06.06.07	10664	0		
Jun-07	40000	4944	6800	38144	33200	10.07.07	10784	4944		
Jul-07	40000	4944	7638	37306	35039	13.08.07	155026	2267		
Aug-07	40000	4944	7638	37306	37303	16.10.07	487046	3		
Sep-07	40000	4944	7638	37306	37303	25.10.07	487274	3		
Oct-07	40000	4944	7638	37306	37303	11.11.07	487155	3		
Nov-07	40000	4944	7638	37306	37303	09.01.08	544637	3		
Dec-07	42000	5191	7638	39553	37303	10.01.08	544670	3		





*L. S. Singh*

# Shri Manila Chhaganlal Modi Educational Trust

To  
The Branch Manager,  
LSG Sky Chef,  
P.G. Road,  
Sec-bad.

Off: 5-4-187/3 & 4,  
3rd Floor, Sofham Mansion  
Date: 30.01.07  
Secunderabad-500004  
Phone: 55335551 (4 Lines)

Dear Sir,

Sub: Payment of Water Bill – Reg.

With the Subject cited above, the following are the details of Water Bills from Hyderabad Metropolitan Water Supply and Sewerage Board with effect from Jan-2006.

<u>DATE</u>	<u>K.LETER</u>	<u>UNIT RATE</u>	<u>AMOUNT</u>
22.01.06	48	29	1392.00
03.02.06	48	29	1392.00
02.03.06	52	49	2548.00
05.04.06	41	29	1189.00
03.05.06	46	29	1334.00
01.06.06	46	29	1334.00
04.07.06	44	29	1276.00
03.08.06	47	29	1363.00
04.09.06	45	29	1305.00
05.10.06	42	29	1218.00
02.11.06	51	49	2499.00
01.12.06	92	49	4508.00
03.01.07	74	49	3626.00
05.02.07	72	49	3528.00
07.03.07	68	49	3332.00
04.04.07	99	49	4851.00
04.05.07	139	74	10286.00
06.06.07	118	74	8732.00
08.07.07	133	74	9842.00
13.08.07	101	74	7474.00
09.09.07	110	74	8140.00
	<u>1516</u>		<u>73029.00</u>

The above bill is pending since feb-06 and Municipal Water Personnel are giving warning to disconnect the water connection. Hence you are requested to release the payment at the earliest.

Thanking you,

For M.C. Modi Educational Trust

*[Signature]*  
Authorised Signatory

Note: Please kindly issue the cheque favouring HMWSB (Hyderabad Metropolitan Water Supply and Sewerage Board)

*Received*  
*[Signature]*  
*we have to verify agreement*

*[Handwritten signature]*



Date: 01.01.2008

TO,  
MR. PRAMOD CHANDRA MODI  
1-8-165, PRENDERGAST ROAD  
SECUNDERABAD - 500 003

Dear Sir,

SUB: NOTICE FOR TERMINATION OF LEASE AGREEMENT

REF: RENTAL AGREEMENT EXECUTED ON DT: 16.12.06

With reference to the above we are hereby giving 90 days notice of termination of Lease Agreement for the premises Situated in Premises No: 1-8-165 to 179/2, S.D. ROAD, SECUNDERABAD - 500 003. In view of this the lease of the premises should coming to end on 31<sup>st</sup> March 2008.

Hence we are herewith giving 90 days prior notice as referred in lease agreement referred above.

In pursuance of above kindly adjust our advance against the future rentals.

Kindly acknowledge the same

Yours Sincerely,

*[Handwritten signature]*

AUGUSTINE SANE  
GENERAL MANAGER

*[Handwritten signature]*  
10/01/08





# MODI

PROPERTIES &  
INVESTMENTS PVT. LTD.

To,  
The Manger,  
LSG Sky Chef  
I-8-162 to 176  
Usha Kiran Complex,  
P.G. Road  
Secunderabad.

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

Date: 21.06.2007

Sub.: Payment of Service Tax  
Rei: 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 1<sup>st</sup> June 2007. Service Tax shall be payable along with rents@n12.45% from 1<sup>st</sup> June, 2007.

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

Thank You.

Yours sincerely,

  
Authorized Signatory

For LSG SKY CHEFS (I) PVT. LTD.  
on 22/6/07  
Authorized Signatory

  
(initials)

Advance amt D.D of LSG Sky chef

The Hongkong and Shanghai Banking Corporation Limited

'VALID FOR 6 MONTHS ONLY'

Incorporated in Hong Kong with limited liability

CASHIER'S ORDER  
HYDERABAD OFFICE

Account No. 081-918542-001 Date 08Feb2007

Pay to the order of  
MR. PRAMOD MODI

NOT NEGOTIABLE  
A/C PAYEE ONLY

Currency and amount  
INR 240,000.00\*\*

Currency and amount in words  
INR TWO HUNDRED FORTY THOUSAND ONLY

To: The Hongkong and Shanghai Banking Corporation Limited

For The Hongkong and Shanghai Banking Corporation Limited

'Payable at Par at all HSBC branches in India'

Shankar Anupindi

B-014858

Authorised Signature

⑈ 970534 ⑈ 000039000⑈ 100081 ⑈ 16

सभी सी बी एस शाखाओं पर देय PAYABLE AT ALL CBS BRANCHES

दिनांक  
DATE 6-2-07

PAY Shree Pramod chandia Modi

या धारक को OR BEARER

रुपये RUPEES Thirty one thousand twenty four  
only

अदा करें

₹.RS. 31024/-

खाता नं.  
A/c. No 1 2 6 8 0 0

पंजाब नेशनल बैंक Punjab national bank

इंदिरा नगर, बंगलौर (1268)  
Indira Nagar, BANGALORE - 560038

PUNBO126800

TGO

2100013723

For LSG SKY CHEFS (INDIA) PVT. LTD.

A Sudish Kamath  
Authorised Signatory

⑈ 781772 ⑈ 560024009⑈

29





ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

L-G. Chimalgi  
C 484376

9229 16/12/06  
 పాముద మోది  
 M.C. Modi  
 Self Secbad.

LEELA G. CHIMALGI  
 STAMP VENDOR  
 No. 03/2005  
 5-4-76/A, Gether, Ranigunj  
 SECUNDERABAD-500 003

GENERAL AMENITIES AGREEMENT

This GENERAL AMENITIES AGREEMENT (the "Agreement") is executed at Secunderabad, on this the 16<sup>th</sup> day of December 2006 by and between:-

Shri Pramodchandra Modi, son of late Shri Manilal Modi, aged about 64 years, resident of 188-165 to Prenderghast Road, Secunderabad, 500 003, hereinafter referred to as the "HIRER" (which term shall mean and include whenever the context may so require its successors-in-interest);

AND

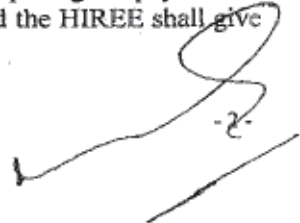
M/s. LSG Sky Chefs (India) Pvt Ltd., a private limited company incorporated under the Companies Act, 1956 having its principal office at Bagmane Enclave, C.V. Raman Nagar Post, Bangalore 560 093, India and branch at Hyderabad represented by its authorized representative Mr. Augustine Sane, hereinafter referred to as the "HIREE" (which term shall mean and include whenever the context may so require its successors-in-interest); carrying on the business of airline catering and related services.

703

The HIREE has obtained on lease vide Lease Agreement dated \_\_\_\_\_ (the "LEASE"), the premises admeasuring about 1,860 sft. of super built-up area, bearing premises no. 1-8-165 to 179/2, situated at S. D. Road, Secunderabad - 500 003 (the "Scheduled Premises"), from the HIRER. At the request of the HIREE, the HIRER 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 HIRER. This agreement shall be part and parcel of the LEASE executed by the parties on \_\_\_\_\_.

NOW THIS AGREEMENT WITNESSETH AS UNDER:-

1. The HIREE shall pay amenities charges of Rs. 20,000/- per Sft (Rupees twenty Thousand Only) for total area of 1,860 sft. per month (as given in the SCHEDULE OF HIRE CHARGES FOR AMENITIES enclosed) apart from and along with the rent payable and Municipal Tax and subject to deduction of T.D.S under the Income Tax Act and deduction of service tax if any.
2. The HIREE shall pay amenities hire charges as per the SCHEDULE OF HIRE CHARGES FOR AMENITIES enclosed.
3. The HIREE shall deposit and keep deposited with the HIRER during the validity of this indenture an amount of Rs. 1,20,000/- (Rupees One Lakh Twenty Thousand Only) as a Security Deposit free of interest. The HIRER hereby warrants to pay the entire amount of deposit without any interest to the HIREE on the HIREE within fourteen (14) days on the HIREE vacating the Scheduled Premises.
4. The HIREE shall pay building maintenance charges amounting to Rs. 930/- (Rupees Nine Hundred and Thirty Only) per month to the HIRER, or to any other party that the HIRER may direct, towards the maintenance of common areas, common area security, water charges, etc., Such charges shall be subject to review and agreed upon by the parties from time to time.
5. The HIRERE shall pay the hire charges and maintenance charges for each month on or before the 10<sup>th</sup> day of the calendar month in advance succeeding month to the HIRER. The first charges payment shall be apportioned according to the number of days in the month in which the provision of amenities is included.
6. The HIREE shall not be entitled to surrender the usage of amenities as long as the LEASE is subsisting.
7. This Agreement shall be automatically ceased upon the expiry or sooner termination of the LEASE.
8. Any default in the payment of amenities charges shall be deemed to be a breach of the covenants of LEASE. If the HIREE fails to settle the outstanding payment within fifteen (15) days after written notice has been give by HIREE requiring the payment to be made. HIRER shall be entitled to determine the LEASE and the HIREE shall give vacant possession of the Scheduled Premises.



-2-

PARTICULARS OF AMENITIES

- 1) Provision of electric power connection.
- 2) Provision for common parking area
- 3) Provision for supply of water.
- 4) Provision to fix sign boards
- 5) Provision of toilets
- 6) Provision of doors & windows
- 7) Provision of lights & fans

SCHEDULE OF HIRE CHARGES FOR AMENITIES

15 <sup>th</sup> December 2006 to 30 <sup>th</sup> November 2007 ...	Rs. 20,000.00 per month
1 <sup>st</sup> December 2007 to 30 <sup>th</sup> November 2008 ...	Rs. 21,000.00 per month
1 <sup>st</sup> December 2008 to 31 <sup>st</sup> December 2009 ...	Rs. 22,050.00 per month

DESCRIPTION OF THE SCHEDULED PREMISES


All that portion of the premises admeasuring about 1,860 sft. of super built-up area, bearing premises no. 1-8-165 to 179/2, situated at S. D. Road, Secunderabad - 500 003, marked in red in the plan enclosed and bounded by:


North By : Premises occupies by Neoteric Informatique Pvt. Ltd.  
South By : 30' common passage  
East By : 30' common passage & Premises occupies by Neoteric Inf. Pvt. Ltd.  
West By : 30' common passage

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

**For LSG SKY CHEFS (I) PVT. LTD.**

WITNESSES:

1.   
(G. Srinivas Reddy)

2.   
(COPALA KRISHNA Y)



Augustine Sane  
General Manager

HIREE  
(LSG Sky Chefs (India) Pvt. Ltd.)



HIRER,  
(Shri Pramodchandra Modi)





ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

Date: 16/12/06  
 Value: 100/-  
 Paid to: Pramod Modi  
 For: M.C. Modi  
 For Whom: Self *sechad.*

L. G. Chimalu  
 C 484374  
**LEELA G. CHIMALU**  
 STAMP VENDOR  
 No. 02/2006  
 5-4-76/A, Gopal, Ranigunj  
 SECUNDERABAD-500 003

LEASE AGREEMENT

This LEASE AGREEMENT (the "LEASE") is made and executed at Secunderabad, on this the 16<sup>th</sup> day of December, 2006 by and between:-

Shri Pramodchandra Modi, son of late Shri Mar ilal Modi, aged about 64 years, resident of No-8-165 to Prenderghast 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. LSG Sky Chefs (India ) Pvt Ltd., a private limited company incorporated under the Companies Act, 1956 having its principal office at Bagmane Enclave, C.V. Raman Nagar Post, Bangalore 560 093, India and branch at Hyderabad represented by its authorized Representative Mr. Augustine Sane, hereinafter referred to as the "LESSEE" (which term shall mean and include whenever the context may so require its successors-in-interest); carrying on the business of airline catering and related services.

*[Signature]*

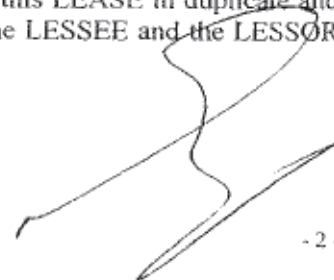
*[Signature]*

WHEREAS:

1. The LESSOR is the absolute owner of about 1,860 sft. of super built-up area, bearing premises no. 1-8-165 to 179/2, situated at S. D. Road, Secunderabad - 500 003, hereinafter the said premises is referred to as the Scheduled Premises.
2. The LESSEE being in need of premises for carrying on the business of manufacturing of food for the purpose of airline catering and related services, has approached the LESSOR to take on lease the Scheduled Premises which is more particularly described at the foot of this LEASE.
3. The LESSOR has agreed to grant on lease the Scheduled Premises on the terms and conditions hereinafter appearing.

NOW THIS INDENTURE WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. The LESSEE shall pay to the LESSOR rent of Rs. 20,000 (Rupees Twenty Thousand Only) for a total area of 1,860 sft.) per month which is exclusive of water and electricity consumption charges and Municipal Taxes and subject to the clause pertaining to the enhancement of rent contained hereunder and subject to deduction of T.D.S under the provisions of the Income Tax Act and Rules made thereunder. The first rent payment shall be apportioned according to the number of days in the month included in the lease period.
2. The LEASE shall be commencing from the 15<sup>th</sup> day of December 2006 till 31<sup>st</sup> December 2008 (both dates are inclusive).
3. The LESSEE shall pay the lease rent according to the Schedule of Lease Rent mentioned herein.
4. The LESSOR has assured that the Scheduled Premises is free from all encumbrances, mortgage, hypothecation and also agreed that he shall not transfer, assign, sublet the Scheduled Premises during the lease period.
5. The LESSEE shall deposit and keep deposited with the LESSOR during the validity of this indenture an amount of Rs. 1,20,000/- (Rupees One Lakh Twenty Thousand Only) as a Security Deposit free of interest. The LESSOR hereby warrants to pay the entire amount of deposit without any interest to the LESSEE within fourteen (14) days on the LESSEE vacating the Scheduled Premises.
6. The expenses of stamp duty and registration charges of this LEASE in duplicate and all other incidental expenses shall be borne jointly by the LESSEE and the LESSOR equally.



7. The LESSEE shall pay the rent regularly each month on or before the 10<sup>th</sup> day of the calendar month in advance to the LESSOR and the LESSOR shall issue the official receipt in acknowledgement of the rent.
8. The LESSEE shall pay and bear the electricity consumption charges including any additional consumption deposit that may be levied from time to time apart from the rent. The LESSEE shall enhance the electric power supply at his own cost. Any additional consumption deposit shall be paid by the LESSEE to the Electricity Board or other concerned authorities for and on behalf of the LESSOR and amounts so paid by way of deposit shall be refunded by the LESSOR to the LESSEE upon expiry or termination of the LEASE subject to submission of necessary proofs of such payments. The LESSOR has agreed to assist the LESSEE in all aspects in signing the relevant statutory forms from time to time in order to get permissions from the Govt. agencies.
9. The LESSEE shall keep the demised portion in a neat and habitable condition. And shall not do or permit to be done anything which may be a nuisance and annoyance to other occupants of other premises.
10. The LESSEE shall carry out all repairs and regular maintenance as reasonably required at his own cost.
11. The LESSEE shall permit the LESSOR or anyone authorised by it to inspect the Scheduled Premises at all reasonable hours of the day provided the LESSOR or anyone authorized by him complying with all security, health and safety regulations of the LESSEE .
12. The LESSEE shall pay regularly the Municipal / Property Taxes and any other taxes and / or levies pertaining to the Schedule Premises and proof of such payments from time to time is to be submitted to the LESSOR. The LESSEE shall always keep the LESSOR indemnified at all times against the same.
13. The LESSEE shall observe, perform and bind with all the rules, regulations and by laws for the time in force of the society, association, person or other body or persons that may be appointed to be in charge of the affairs of the Scheduled Premises and pay the monthly maintenance charges and outgoings as determined.
14. The LESSEE shall not be entitled to assign or sub-let or otherwise allow use and occupation of the Scheduled Premises or any part thereof to any third parties except to its business associates, affiliate companies, subsidiaries or sister companies. However, sub-letting or otherwise allowing use and occupation of the Scheduled Premises as provided herein shall not be beyond the tenure of this LEASE or renewal thereof from time to time.





15. The LESSEE hereto shall be entitled to terminate this LEASE by giving a notice in writing of 90 (ninety) days to the LESSOR. Even in such case there shall not be any payment of compensation or any payment for the remaining period to the LESSOR on this account.
16. On the expiry of this LEASE or on termination of this LEASE the LESSEE shall handover vacant possession of the Scheduled Premises in such order and conditions as is consistent with the terms, covenants and conditions on the part of the LESSEE herein contained (save and except damage to the demised premises by fire riots, earthquake, storm, war, civil commotion, acts of God and other conditions over which the LESSEE shall have no control) SUBJECT ALWAYS to what is stated hereinafter. The LESSOR however, agrees to allow the LESSEE to remove the temporary partitions / structures, electrical fittings, false ceiling, air conditioning and any other such system that the LESSEE has installed at his own cost at the time of vacating the Scheduled Premises on the expiry of the LEASE or on termination of the LEASE. If any fixtures and fittings are required by the LESSOR such items will be delivered to the LESSOR by the LESSEE at a price mutually agreed.
17. The LESSOR agrees not to cause any hindrance to the LESSEE in the enjoyment of the Scheduled Premises provided the LESSEE observes all the covenants without defaults as specified above. The LESSOR has agreed to insure the building along with structures against all hazards.
18. It is expressly agreed by and between the parties hereto that the LESSEE shall not claim any loss or damage caused to the interior of the Scheduled Premises or any of its equipments, furniture, fixtures and articles in the Scheduled Premises by reason of natural calamity, riot, war or circumstances beyond the control of the LESSOR.
19. This LEASE will be governed by Indian Law. Any dispute between the parties with regard to this LEASE or the subject matter thereof, including existence and validity of the LEASE shall be first settled by negotiation, failing which the dispute will be settled by Arbitrators under the provisions of the Indian Arbitration & Conciliations Act, 1996 or any enactment or modification thereto. The Arbitration will be conducted in the city of Hyderabad and each party will be entitled to nominate one Arbitrator each. The two Arbitrators will choose an Umpire for the Arbitration Proceedings. The Proceedings shall be conducted in English. The Arbitration award is final and binding on both parties.
20. Amendment: If any amendment to this LEASE shall be executed on Rs.100/- non judicial stamp paper which shall become part and parcel of this LEASE.



SCHEDULE OF LEASE RENT

<u>PERIOD</u>	<u>RENT</u>
15 <sup>th</sup> December 2006 to 30 <sup>th</sup> November 2007 ...	Rs. 20,000.00 per month
1 <sup>st</sup> December 2007 to 30 <sup>th</sup> November 2008 ...	Rs. 21,000.00 per month
1 <sup>st</sup> December 2008 to 31 <sup>st</sup> December 2009 ...	Rs. 22,050.00 per month

DESCRIPTION OF THE SCHEDULED PREMISES

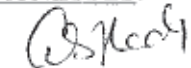
All that portion of the premises on ground floor admeasuring about 1,860 sft. of super built-up area, bearing premises no. 1-8-165 to 179/2, situated at S. D. Road, Secunderabad - 500 003, marked in red in the plan enclosed and bounded by:


North By : Premises occupies by Neoteric Informatique Pvt. Ltd.  
South By : 30' common passage  
East By : 30' common passage & Premises occupies by Neoteric Inf. Pvt. Ltd.  
West By : 30' common passage

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

**For LSG SKY CHEFS (I) PVT. LTD.**

WITNESSES:

1.   
(G. Srinivas)

2.   
(GOPALAKRISHNA)

  
Augustine Sane  
General Manager

LESSEE  
(LSG Sky Chefs (India) Pvt. Ltd.)

  
LESSOR,  
(Shri Pramodchandra Modi)

## LEASE AGREEMENT

This LEASE AGREEMENT (the "LEASE") is made and executed at Secunderabad, on this the \_\_\_\_ day of December, 2006 by and between:-

Shri Pramodchandra Modi, son of late Shri Manilal Modi, aged about 64 years, resident of 1-8-165 to Prenderghast 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);

A N D

M/s. LSG Sky Chefs (India) Pvt Ltd., a private limited company incorporated under the Companies Act, 1956 having its principal office at Bagmane Enclave, C.V. Raman Nagar Post, Bangalore 560 093, India and branch at Hyderabad represented by its authorized representative Mr. Augustine Sane, hereinafter referred to as the "LESSEE" (which term shall mean and include whenever the context may so require its successors-in-interest); carrying on the business of airline catering and related services.

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WHEREAS:

1. The LESSOR is the absolute owner of about 1,860 sq. ft. of super built-up area, bearing premises no. 1-8-165 to 179/2, situated at S. D. Road, Secunderabad – 500 003, hereinafter the said premises is referred to as the Scheduled Premises.
2. The LESSEE being in need of premises for carrying on the business of manufacturing of food for the purpose of airline catering and related services, has approached the LESSOR to take on lease the Scheduled Premises which is more particularly described at the foot of this LEASE,
3. The LESSOR has agreed to grant on lease the Scheduled Premises on the terms and conditions hereinafter appearing.

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Additional Lease Agt (14 Dec 06)

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NOW THIS INDENTURE WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. The LESSEE shall pay to the LESSOR rent of Rs. 20,000/- (Rupees Twenty Thousand Only) for a total area of 1,860 sq.ft. per month which is exclusive of water and electricity consumption charges and Municipal Taxes and subject to the clause pertaining to the enhancement of rent contained hereunder and subject to deduction of T.D.S under the provisions of the Income Tax Act and Rules made thereunder. The first rent payment shall be apportioned according to the number of days in the month included in the lease period.
2. The LEASE shall be commencing from the 15<sup>th</sup> day of December 2006 till 31<sup>st</sup> December 2008 (both dates are inclusive).
3. The LESSEE shall pay the lease rent according to the Schedule of Lease Rent mentioned herein.
4. The LESSOR has assured that the Scheduled Premises is free from all encumbrances, mortgage, hypothecation and also agreed that he shall not transfer, assign, sublet the Scheduled Premises during the lease period.
5. The LESSEE shall deposit and keep deposited with the LESSOR during the validity of this indenture an amount of Rs. 1,20,000/- (Rupees One Lakh Twenty Thousand Only) as a Security Deposit free of interest. The LESSOR hereby warrants to pay the entire amount of deposit without any interest to the LESSEE within fourteen (14) days on the LESSEE vacating the Scheduled Premises.
6. The expenses of stamp duty and registration charges of this LEASE in duplicate and all other incidental expenses shall be borne jointly by the LESSEE and the LESSOR equally.
7. The LESSEE shall pay the rent regularly each month on or before the 10<sup>th</sup> day of the calendar month in advance to the LESSOR and the LESSOR shall issue the official receipt in acknowledgement of the rent.
8. The LESSEE shall pay and bear the electricity consumption charges including any additional consumption deposit that may be levied from time to time apart from the rent. The LESSEE shall enhance the electric power supply at his own cost. Any additional consumption deposit shall be paid by the LESSEE to the Electricity Board or other concerned authorities for and on behalf of the LESSOR and amounts so paid by way of deposit shall be refunded by the LESSOR to the LESSEE upon expiry or termination of the LEASE subject to submission of necessary proofs of such payments. The LESSOR has agreed to assist the LESSEE in all aspects in signing the relevant statutory forms from time to time in order to get permissions from the Govt. agencies.

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9. The LESSEE shall keep the demised portion in a neat and habitable condition. And shall not do or permit to be done anything which may be a nuisance and annoyance to other occupants of other premises.

10. The LESSEE shall carry out all repairs and regular maintenance as reasonably required at his own cost.

11. The LESSEE shall permit the LESSOR or anyone authorised by him to inspect the Scheduled Premises at all reasonable hours of the day provided the LESSOR or anyone authorized by him complying with all security, health and safety regulations of LESSEE.

12. The LESSEE shall pay regularly the Municipal / Property Taxes and any other taxes and / or levies pertaining to the Schedule Premises and proof of such payments from time to time is to be submitted to the LESSOR. The LESSEE shall always keep the LESSOR indemnified at all times against the same.

13. The LESSEE shall observe, perform and bind with all the rules, regulations and by-laws for the time in force of the society, association, person or other body or persons that may be appointed to be in charge of the affairs of the Scheduled Premises and pay the monthly maintenance charges and outgoings as determined.

14. The LESSEE shall not be entitled to assign or sub-let or otherwise allow use and occupation of the Scheduled Premises or any part thereof to any third parties except to its business associates, affiliate companies, subsidiaries or sister companies. However, sub-letting or otherwise allowing use and occupation of the Scheduled Premises as provided herein shall not be beyond the tenure of this LEASE, or renewal thereof from time to time.

15. The LESSEE hereto shall be entitled to terminate this LEASE by giving a notice in writing of 90 (ninety) days to the LESSOR. Even in such case there shall not be any payment of compensation or any payment for the remaining period to the LESSOR on this account.

16. On the expiry of this LEASE, or on termination of this LEASE the LESSEE shall handover vacant possession of the Scheduled Premises in such order and conditions as is consistent with the terms, covenants and conditions on the part of the LESSEE herein contained (save and except damage to the demised premises by fire riots, earthquake, storm, war, civil commotion, acts of God and other conditions over which the LESSEE shall have no control) SUBJECT ALWAYS to what is stated hereinafter. The LESSOR however, agrees to allow the LESSEE to remove the temporary partitions / structures, electrical fittings, false ceiling, air conditioning and any other such system that the LESSEE has installed at his own cost at the time of vacating the Scheduled Premises on the expiry of the LEASE or on termination of the LEASE. If any fixtures and fittings are required by the LESSOR such items will be delivered to the LESSOR by the LESSEE at a price mutually agreed.

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17. The LESSOR agrees not to cause any hindrance to the LESSEE in the enjoyment of the Scheduled Premises provided the LESSEE observes all the covenants without defaults as specified above. The LESSOR has agreed to insure the building along with structures against all hazards,

18. It is expressly agreed by and between the parties hereto that the LESSEE shall not claim any loss or damage caused to the interior of the Scheduled Premises or any of its equipments, furniture, fixtures and articles in the Scheduled Premises by reason of natural calamity, riot, war or circumstances beyond the control of the LESSOR.

19. This LEASE will be governed by Indian Law. Any dispute between the parties with regard to this LEASE or the subject matter thereof, including existence and validity of the LEASE shall be first settled by negotiation, failing which the dispute will be settled by Arbitrators under the provisions of the Indian Arbitration & Conciliations Act, 1996 or any enactment or modification thereto. The Arbitration will be conducted in the city of Hyderabad and each party will be entitled to nominate one Arbitrator each. The two Arbitrators will choose an Umpire for the Arbitration Proceedings. The Proceedings shall be conducted in English. The Arbitration award is final and binding on both parties.

20. Amendment: If any amendment to this LEASE shall be executed on Rs.100/- non judicial stamp paper which shall become part and parcel of this LEASE.

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## SCHEDULE OF LEASE RENT

<u>PERIOD</u>	<u>RENT</u>
15 <sup>th</sup> December 2006 to 30 <sup>th</sup> November 2007 ...	Rs. 20,000.00 per month
1 <sup>st</sup> December 2007 to 30 <sup>th</sup> November 2008 ...	Rs. 21,000.00 per month
1 <sup>st</sup> December 2008 to 31 <sup>st</sup> December 2008, ...	Rs. 22,050.00 per month

### DESCRIPTION OF THE SCHEDULED PREMISES

All that portion of the premises on ground floor admeasuring about 1,860 sft. of super built-up area, bearing premises no. 1-8-165 to 179/2, situated at S. D. Road, Secunderabad – 500 003, marked in red in the plan enclosed and bounded by:

- North By : Premises occupies by Neoteric Informatique Pvt. Ltd.  
South By : 30' common passage  
East By : 30' common passage & Premises occupies by Neoteric Inf. Pvt. Ltd.  
West By : 30' common passage

Additional Lease Agt (14 Dec 06)

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1<sup>st</sup> December 2010 to 30<sup>th</sup> November 2011 ... Rs. 24,310-13 per month

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

WITNESSES:

1.

LESSEE

(LSG Sky Chefs (India ) Pvt. Ltd.)

2.

LESSOR,

(Mr. Shri Pramodchandra Modi)

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## GENERAL AMENITIES AGREEMENT

This GENERAL AMENITIES AGREEMENT (the "Agreement") is executed at Secunderabad, on this the \_\_\_ day of December 2006 by and between:-

Shri Pramodchandra Modi, son of late Shri Manilal Modi, aged about 64 years, resident of 1-8-165 to Prenderghast Road, Secunderabad, 500 003, hereinafter referred to as the "HIRER," (which term shall mean and include whenever the context may so require its successors-in-interest);

A N D

M/s. LSG Sky Chefs (India) Pvt Ltd., a private limited company incorporated under the Companies Act, 1956 having its principal office at Bagmane Enclave, C.V. Raman Nagar Post, Bangalore 560 093, India and branch at Hyderabad represented by its authorized representative Mr. Augustine Sane, hereinafter referred to as the "HIREE" (which term shall mean and include whenever the context may so require its successors-in-interest); carrying on the business of airline catering and related services.

The HIREE has obtained on lease vide Lease Agreement dated \_\_\_\_\_ (the "LEASE"), the premises admeasuring about 1,860 sft. of super built-up area, bearing premises no. 1-8-165 to 179/2, situated at S. D. Road, Secunderabad - 500 003 (the "Scheduled Premises"), from the HIRER. At the request of the HIREE, the HIRER 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 HIRER. This agreement shall be part and parcel of the LEASE executed by the parties on \_\_\_\_\_

### NOW THIS AGREEMENT WITNESSETH AS UNDER:-

1. The HIREE shall pay amenities hire charges of Rs. 20,000/- (Rupees Twenty Thousand Only) for a total area of 1,860 sft. per month (as given in the SCHEDULE OF HIRE CHARGES FOR AMENITIES enclosed) apart from and along with the rent payable and Municipal Tax and subject to deduction of T.D.S under the Income Tax Act and deduction of service tax if any.
2. The HIREE shall pay amenities hire charges as per the SCHEDULE OF HIRE CHARGES FOR AMENITIES enclosed.
3. The HIREE shall deposit and keep deposited with the HIRER during the validity of this indenture an amount of Rs. 1,20,000/- (Rupees One Lakh Twenty Thousand Only) as a Security Deposit free of interest. The HIRER hereby warrants to pay the entire amount of deposit without any interest to the HIREE on the HIREE within fourteen (14) days on the HIREE vacating the Scheduled Premises.
4. The HIREE shall pay building maintenance charges amounting to Rs. 930/- (Rupees Nine Hundred and Thirty Only) per month to the HIRER, or to any other party that

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the HIRER, may direct, towards the maintenance of common areas, common area security, water charges, etc. Such charges shall be subject to review and agreed upon by the parties from time to time.

5. The HIREE shall pay the amenities hire charges and maintenance charge for each month on or before the 10<sup>th</sup> day of the calendar month in advance succeeding month to the HIRER. The first charges payment shall be apportioned according to the number of days in the month in which the provision of amenities is included.
6. ~~The~~ HIREE shall not be entitled to surrender the usage of amenities as long as the LEASE is subsisting.
7. This Agreement shall be automatically ceased upon the expiry or sooner termination of the LEASE.
8. Any default in the payment of amenities charges shall be deemed to be a breach of the covenants of the LEASE. If the HIREE fails to settle the outstanding payment within fifteen (15) days after written notice has been give by HIRER requiring that payment to be made, the HIRER shall be entitled to determine the LEASE, and the HIREE shall give vacant possession of the Scheduled Premises.

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**PARTICULARS OF AMENITIES:-**

- 1) Provision of electric power connection.
- 2) Provision for common parking area
- 3) Provision for supply of water.
- 4) Provision to fix sign boards
- 5) Provision of toilets
- 6) Provision of doors & windows
- 7) Provision of lights & fans

**SCHEDULE OF HIRE CHARGES FOR AMENITIES**

15 <sup>th</sup> December 2006 to 30 <sup>th</sup> November 2007 ...	Rs. 20,000-00 per month
1 <sup>st</sup> December 2007 to 30 <sup>th</sup> November 2008 ...	Rs. 21,000-00 per month
1 <sup>st</sup> December 2008 to 31 <sup>st</sup> December 2008 ...	Rs. 22,050-00 per month

**DESCRIPTION OF THE SCHEDULED PREMISES**

All that portion of the premises admeasuring about 1,860 sft. of super built-up area, bearing premises no. 1-8-165 to 179/2, situated at S. D. Road, Secunderabad – 500 003, marked in red in the plan enclosed and bounded by:

- North By : Premises occupies by Neoteric Informatique Pvt. Ltd.  
South By : 30° common passage  
East By : 30° common passage & Premises occupies by Neoteric Inf. Pvt. Ltd.  
West By : 30° common passage

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

WITNESSES:

1.

HIREE  
(LSG Sky Chefs (India ) Pvt. Ltd.)

2.

HIRER,  
(Mr. Shri Pramodchandra Modi)

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## LEASE AGREEMENT

This LEASE AGREEMENT is made and executed at Secunderabad, on this the \_\_\_\_ day of December, 2006 by and between:-

Shri Pramodchandra Modi, son of late Shri Manilal Modi, aged about 54 years, resident of 1-8-165 to Prenderghast 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);

A N D

M/s. LSG Sky Chefs (India ) Pvt Ltd., a private limited company incorporated under the Companies Act, 1956 having its principal office at Bagmane Enclave, C.V. Raman Nagar Post, Bangalore 560 093, India and branch at Hyderabad represented by its authorized representative Mr. Anup Sahu, hereinafter referred to as the "LESSEE" (which term shall mean and include whenever the context may so require its successors-in-interest); carrying on the business of airline catering and related services.

### WHEREAS:

1. The LESSOR is the absolute owner of about 1,860 sq.ft. of super built-up area, bearing premises no. 1-8-165 to 179/2, situated at S. D. Road, Secunderabad - 500 003, hereinafter the said premises is referred to as the Scheduled Premises.
2. The LESSEE being in need of premises for carrying on the business of manufacturing of food for the purpose of airline catering and related services, has approached the LESSOR to take on lease the Scheduled Premises which is more particularly described at the foot of the agreement.
3. The LESSOR have agreed to grant on lease the Scheduled Premises on the terms and conditions hereinafter appearing.

NOW THIS INDENTURE WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. The LESSEE shall pay to the LESSOR rent of Rs. 20,000 (Rupees Twenty Thousand Only) for a total area of 1,860 sq.ft.) per month which is exclusive of Water and Electricity consumption charges and Municipal Taxes and subject to the clause pertaining to the enhancement of rent contained hereunder and subject to deduction of T.D.S under the provisions of the Income Tax Act and Rules made thereunder. The first rent payment shall be apportioned according to the number of days in the month included in the lease period.
2. The lease shall be for a period of 5 (Five) years commencing from the 15<sup>th</sup> day of December 2006.
3. The LESSEE shall pay the lease rent according to the Rent Schedule mentioned herein.

4. The LESSOR has assured that the Scheduled Premises is free from all encumbrances, mortgage, hypothecation and also agreed that he shall not transfer, assign, sublet the scheduled premises during the lease period.
5. The LESSEE shall deposit and keep deposited with the LESSOR during the validity of this indenture an amount of Rs. 1,20,000/- (Rupees One Lakh Twenty Thousand Only) as a Security Deposit free of interest. The LESSOR hereby warrants to pay the entire amount of deposit without any interest to the LESSEE on the LESSEE vacating the Scheduled Premises upon determination of the Lease period.
6. The expenses of stamp duty and registration charges of this agreement in duplicate and all other incidental expenses shall be borne jointly by the LESSEE and the LESSOR equally.
7. The LESSEE shall pay the rent regularly each month on or before the 10<sup>th</sup> day of the calendar month in advance to the LESSOR the LESSOR shall issue the official receipt in acknowledgement of the rent.
8. The LESSEE shall pay and bear the electricity consumption charges including any additional consumption deposit that may be levied from time to time apart from the rent. The LESSEE shall enhance the electric power supply at his own cost. Any additional consumption deposit shall be paid by the LESSEE to the Electricity Board or other concerned authorities for and on behalf of the LESSOR and amounts so paid by way of deposit shall be refunded by the LESSOR to the LESSEE upon expiry or termination of the LEASE subject to submission of necessary proofs of such payments. The LESSOR has agreed to assist the LESSEE in all aspects in signing the relevant statutory forms from time to time in order to get permissions from the Govt. agencies.
9. The LESSEE shall keep the demised portion in a neat and habitable condition. And shall not do or permit to be done anything which may be a nuisance and annoyance to other occupants of other premises.
10. The LESSEE shall carry out all repairs and regular maintenance at its own cost.
11. The LESSEE shall permit the LESSOR or anyone authorised by it to inspect the Scheduled Premises at all reasonable hours of the day.
12. The LESSEE shall pay regularly the municipal / property taxes and any other taxes and / or levies pertaining to the Schedule Premises and proof of such payments from time to time is to be submitted to the LESSOR. The LESSEE shall always keep the LESSOR indemnified at all times against the same.
13. The LESSEE shall observe, perform and bind with all the rules, regulations and bye laws for the time in force of the society, association, person or other body or persons that may be appointed to be incharge of the affairs of the Scheduled Premises and pay the monthly maintenance charges and outgoings as determined.

14. The LESSEE shall not be entitled to assign or sub-let or otherwise allow use and occupation of the scheduled premises or any part thereof to any third parties except to its business associates, affiliate companies, subsidiaries or sister companies. However, sub-letting or otherwise allowing use and occupation of the Scheduled Premises as provided herein shall not be beyond the tenure of this lease or renewal thereof from time to time.
15. The LESSEE hereto shall be entitled to terminate this agreement by giving a notice in writing of 90 days to the LESSOR. Even in such case there shall not be any payment of compensation or any payment for the remaining period to the LESSOR on this account.
16. On the expiry of this lease or on termination of the lease agreement the LESSEE shall handover vacant possession of the Scheduled Premises in such order and conditions as is consistent with the terms, covenants and conditions on the part of the LESSEE herein contained (save and except damage to the demised premises by fire riots, earthquake, storm, war, civil commotion, acts of God and other conditions over which the LESSEE shall have no control) SUBJECT ALWAYS to what is stated hereinafter. The LESSOR however, agrees to allow the LESSEE to remove the temporary partitions / structures, electrical fittings, false ceiling, air conditioning and any other such system that the LESSEE has installed at its own cost at the time of vacating the Scheduled Premises on the expiry of the lease or on termination of the lease. If any fixtures and fittings are required by the LESSOR such items will be delivered to the LESSOR by the LESSEE at a price mutually agreed.
17. The LESSOR agrees not to cause any hindrance to the LESSEE in the enjoyment of the Scheduled Premises provided the LESSEE observes all the covenants without defaults as specified above. The LESSOR has agreed to insure the building along with structures against all hazards.
18. It is expressly by and between the parties hereto that the LESSEE shall not claim any loss or damage caused to the interior of the Scheduled Premises or any of its equipments, furniture, fixtures and articles in the Scheduled Premises by reason of natural calamity, riot, war or circumstances beyond the control of the LESSOR.
19. This lease Deed will be governed by Indian Law. Any dispute between the parties with regard to this agreement or the subject matter thereof, including existence and validity of the Agreement will be settled by Arbitrators under the provisions of the Indian Arbitration & Conciliations Act, 1996 or any enactment or modification thereto. The Arbitration will be conducted in the city of Hyderabad and each party will be entitled to nominate one Arbitrator each. The two Arbitrators will choose an Umpire for the Arbitration Proceedings. The Proceedings shall be conducted in English. The Arbitration award is final and binding on both the parties.
20. Amendment: If any amendment to this lease deed shall be executed on Rs.100/- non judicial stamp paper which shall become part and parcel of this lease deed.

## SCHEDULE OF LEASE RENT

<u>PERIOD</u>	<u>RENT</u>
15 <sup>th</sup> December 2006 to 30 <sup>th</sup> November 2007 ...	Rs. 20,000-00 per month
1 <sup>st</sup> December 2007 to 30 <sup>th</sup> November 2008 ...	Rs. 21,000-00 per month
1 <sup>st</sup> December 2008 to 30 <sup>th</sup> November 2009 ...	Rs. 22,050-00 per month
1 <sup>st</sup> December 2009 to 30 <sup>th</sup> November 2010 ...	Rs. 23,152-50 per month
1 <sup>st</sup> December 2010 to 30 <sup>th</sup> November 2011 ...	Rs. 24,310-13 per month

## DESCRIPTION OF THE SCHEDULED PREMISES

All that portion of the premises on ground floor admeasuring about 1,860 sft. of super built-up area, bearing premises no. 1-8-165 to 179/2, situated at S. D. Road, Secunderabad – 500 003, marked in red in the plan enclosed and bounded by:

North By : Premises occupies by Neoteric Informatique Pvt. Ltd.  
South By : 30' common passage  
East By : 30' common passage & Premises occupies by Neoteric Inf. Pvt. Ltd.  
West By : 30' common passage

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

### WITNESSES:

1.

LESSEE  
(LSG Sky Chefs (India) Pvt. Ltd.)

2.

LESSOR,  
(Mr. Prarnodchandra Modi)



## GENERAL AMENITIES AGREEMENT

This GENERAL AMENITIES AGREEMENT is executed at Secunderabad, on this the \_\_\_ day of December 2006 by and between:-

Shri Pramodchandra Modi, son of late Shri Manilal Modi, aged about 64 years, resident of 1-8-165 to Prenderghast Road, Secunderabad, 500 003, hereinafter referred to as the "HIREE"(which term shall mean and include whenever the context may so require its successors-in-interest);

AND

M/s. LSG Sky Chefs (India ) Pvt Ltd., a private limited company incorporated under the Companies Act, 1956 having its principal office at Bagmane Enclave, C.V. Raman Nagar Post, Bangalore 560 093, India and branch at Hyderabad represented by its authorized representative Mr. Anup Sahu, hereinafter referred to as the "HIRER" (which term shall mean and include whenever the context may so require its successors-in-interest); carrying on the business of airline catering.

The HIREE has obtained on lease vide Lease Agreement dated \_\_\_\_\_, the premises admeasuring about 1,860 sft. of super built-up area, bearing premises no. 1-8-165 to 179/2, situated at S. D. Road, Secunderabad - 500 003, from the HIRER. At the request of the HIREE, the HIRER 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 HIRER. This agreement shall be part and parcel of the lease agreement executed by the parties on \_\_\_\_\_

### NOW THIS AGREEMENT WITNESSETH AS UNDER:-

1. The HIREE shall pay amenities charges of Rs. 20,000/- per Sft (Rupees twenty Thousand Only) for total area of 1,860 sft. per month (as given in the SCHEDULE enclosed) apart from and along with the rent payable subject to deduction of T.D.S under the Income Tax Act and deduction of service tax if any.
2. The HIREE shall pay amenities hire charges as per the SCHEDULE OF HIRE CHARGES enclosed.
3. The HIREE shall deposit and keep deposited with the HIRER during the validity of this indenture an amount of Rs. 1,20,000/- (Rupees One Lakh Twenty Thousand Only) as a Security Deposit free of interest. The HIRER hereby warrants to pay the entire amount of deposit without any interest to the HIREE on the HIREE vacating the Scheduled Premises upon determination of the Lease period.
4. The HIREE shall pay building maintenance charges amounting to Rs. 930/- (Rupees Nine Hundred and Thirty Only) per month to the OWNER, or to any other party that the owner may direct, towards the maintenance of common areas, common area security, water charges, etc. subject to increase from time to time.
5. The HIREE shall pay the amenities charges for each month on or before the 10<sup>th</sup> day of the calendar month in advance succeeding month to the HIRER.

6. The HIRER 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 HIRER shall be entitled to determine the lease and the HIRER shall give vacant possession of the tenanted premises.

PARTICULARS OF AMENITIES:-

- 1) Provision of electric power connection.
- 2) Provision for Common Parking Area
- 3) Provision for supply of water.
- 4) Provision to fix sign boards
- 5) Provision of Toilets
- 6) Provision of Doors & Windows
- 7) Provision of Lights & Fans

IN WITNESS WHEREOF the HIRER and the HIRER have signed these present on the date and at the place mentioned above.

WITNESS:

1. \_\_\_\_\_ HIRER

2. \_\_\_\_\_ HIRER

SCHEDULE OF HIRE CHARGES FOR AMENITIES

15 <sup>th</sup> December 2006 to 30 <sup>th</sup> November 2007 ...	Rs. 20,000-00 per month
1 <sup>st</sup> December 2007 to 30 <sup>th</sup> November 2008 ...	Rs. 21,000-00 per month
1 <sup>st</sup> December 2008 to 30 <sup>th</sup> November 2009 ...	Rs. 22,050-00 per month
1 <sup>st</sup> December 2009 to 30 <sup>th</sup> November 2010 ...	Rs. 23,152-50 per month
1 <sup>st</sup> December 2010 to 30 <sup>th</sup> November 2011 ...	Rs. 24,310-13 per month



DESCRIPTION OF THE SCHEDULED PREMISES

All that portion of the premises admeasuring about 1,860 sft. of super built-up area, bearing premises no. 1-8-165 to 179/2, situated at S. D. Road, Secunderabad - 500 003, marked in red in the plan enclosed and bounded by:

North By : Premises occupies by Neoteric Informatique Pvt. Ltd.  
South By : 30' common passage  
East By : 30' common passage & Premises occupies by Neoteric Inf. Pvt. Ltd.  
West By : 30' common passage

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

WITNESSES:

1.

HIREE  
(LSG Sky Chefs (India ) Pvt. Ltd.)

2.

HIRER,  
(Mr. Pramodchandra Modi)

# SKY-CHEFFS.

Name	Usha Kiran Complex
Sale or Lease	Lease
Location	S D Road, Secunderabad. Behind HDFC Bank.
Area	Ground Floor: 1,860 sft
Dimensions	Carpet area: 45'6" X 35'3" + 10'9" X 14'4" Built-up area: 46'6" X 36'3" + 11'6" X 15'4"
Terms of Lease	Rs. 25/- sft. <ul style="list-style-type: none"> <li>Property Tax to be paid by the Lessor. ✓</li> <li>6 months rent as interest free deposit. ✓</li> <li>Rent increase by 7% every year. ✓</li> <li>Maintenance Rs. 0.50 per sft. ✓</li> <li>Water &amp; Electricity charges extra. ✓</li> </ul>
Salient Features	<ul style="list-style-type: none"> <li>Well known Commercial Complex.</li> <li>Ideal for software companies &amp; corporate offices.</li> <li>Other occupants of the building include HDFC Bank, VJIL, LIC, Sandvik Asia Ltd., Ramtech Corporation, Mercury Outsourcing.</li> <li>Ample Common Parking.</li> </ul>

2

6 months

Rent 60,000

Rent from 15/Dec/2006



FLOOR PLAN GIVEN OVERLEAF

Coat of  
Paint  
Clean-up  
Basic light  
Fans  
Toilet - clear  
Thru

## LEASE AGREEMENT

This LEASE AGREEMENT is made and executed at Secunderabad, on this the \_\_\_\_ day of December, 2006 by and between:-

Shri Pramodchandra Modi, son of late Shri Manilal Modi, aged about 64 years, resident of 1-8-165 to Prenderghast 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);

A N D

M/s. LSG Sky Chefs (India ) Pvt Ltd., a private limited company incorporated under the Companies Act, 1956 having its principal office at Bagmane Enclave, C.V. Raman Nagar Post, Bangalore 560 093, India and branch at Hyderabad represented by its authorized representative Mr. Anup Sahu, hereinafter referred to as the "LESSEE" (which term shall mean and include whenever the context may so require its successors-in-interest); carrying on the business of airline catering and related services.

WHEREAS:

1. The LESSOR is the absolute owner of about 1,860 sqft. of super built-up area, bearing premises no. 1-8-165 to 179/2, situated at S. D. Road, Secunderabad - 500 003, hereinafter the said premises is referred to as the Scheduled Premises.
2. The LESSEE being in need of premises for carrying on the business of manufacturing of food for the purpose of airline catering and related services, has approached the LESSOR to take on lease the Scheduled Premises which is more particularly described at the foot of the agreement.
3. The LESSOR have agreed to grant on lease the Scheduled Premises on the terms and conditions hereinafter appearing.

NOW THIS INDENTURE WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. The LESSEE shall pay to the LESSOR rent of Rs. 20,000 (Rupees Twenty Thousand Only) (@ Rs. 6/- per sqft.; for a Total area of 1,860 sqft.) per month which is exclusive of Water and Electricity consumption charges and Municipal Taxes and subject to the clause pertaining to the enhancement of rent contained hereunder and subject to deduction of T.D.S under the provisions of the Income Tax Act and Rules made thereunder. The first rent payment shall be apportioned according to the number of days in the month included in the lease period.
2. The lease shall be for a period of 5 (Five) years commencing from the 15<sup>th</sup> day of December 2006.
3. The LESSEE shall pay the lease rent according to the Rent Schedule mentioned herein.



4. The LESSOR has right of sub-lease under the Lease Agreement dated \_\_\_\_\_ for an initial period of 5 years beginning from 15<sup>th</sup> December 2006 and since this lease agreement extends beyond the initial lease period ending on \_\_\_\_\_ the LESSOR hereby undertakes to obtain necessary confirmations from the owner of the Scheduled Premises viz., Shri Pramodchandra Modi.
5. The LESSOR has assured that the Scheduled Premises is free from all encumbrances, mortgage, hypothecation and also agreed that he shall not transfer, assign, sublet the scheduled premises during the lease period.
6. The LESSEE shall deposit and keep deposited with the LESSOR during the validity of this indenture an amount of Rs. 1,20,000/- (Rupees One Lakh Twenty Thousand Only) as a Security Deposit free of interest. The LESSOR hereby warrants to pay the entire amount of deposit without any interest to the LESSEE on the LESSEE vacating the Scheduled Premises upon determination of the Lease period.
7. The expenses of stamp duty and registration charges of this agreement in duplicate and all other incidental expenses shall be borne jointly by the LESSEE and the LESSOR equally.
8. The LESSEE shall pay the rent regularly each month on or before the 10<sup>th</sup> day of the calendar month in advance to the LESSOR the LESSOR shall issue the official receipt in acknowledgement of the rent.
9. The LESSEE shall pay and bear the electricity consumption charges including any additional consumption deposit that may be levied from time to time apart from the rent. The LESSEE shall enhance the electric power supply at his own cost. Any additional consumption deposit shall be paid by the LESSEE to the Electricity Board or other concerned authorities for and on behalf of the LESSOR and amounts so paid by way of deposit shall be refunded by the LESSOR to the LESSEE upon expiry or termination of the LEASE subject to submission of necessary proofs of such payments. The LESSOR has agreed to assist the LESSEE in all aspects in signing the relevant statutory forms from time to time in order to get permissions from the Govt. agencies.
10. The LESSEE shall keep the demised portion in a neat and habitable condition. And shall not do or permit to be done anything which may be a nuisance and annoyance to other occupants of other premises.
11. The LESSEE shall carry out all repairs and regular maintenance at its own cost.
12. The LESSEE shall permit the LESSOR or anyone authorised by it to inspect the Scheduled Premises at all reasonable hours of the day.
13. The LESSEE shall pay regularly the municipal / property taxes and any other taxes and / or levies pertaining to the Schedule Premises and proof of such payments from time to time is to be submitted to the LESSOR. The LESSEE shall always keep the LESSOR indemnified at all times against the same.
14. The LESSEE shall observe, perform and bind with all the rules, regulations and bye laws for the time in force of the society, association, person or other body or persons that may be appointed to be incharge of the affairs of the Scheduled Premises and pay the monthly maintenance charges and outgoings as determined.

15. The LESSEE shall not be entitled to assign or sub-let or otherwise allow use and occupation of the scheduled premises or any part thereof to any third parties except to its business associates, affiliate companies, subsidiaries or sister companies. However, sub-letting or otherwise allowing use and occupation of the Scheduled Premises as provided herein shall not be beyond the tenure of this lease or renewal thereof from time to time.
16. The LESSEE hereto shall be entitled to terminate this agreement by giving a notice in writing of 90 days to the LESSOR. Even in such case there shall not be any payment of compensation or any payment for the remaining period to the LESSOR on this account.
17. On the expiry of this lease or on termination of the lease agreement the LESSEE shall handover vacant possession of the Scheduled Premises in such order and conditions as is consistent with the terms, covenants and conditions on the part of the LESSEE herein contained (save and except damage to the demised premises by fire riots, earthquake, storm, war, civil commotion, acts of God and other conditions over which the LESSEE shall have no control) SUBJECT ALWAYS to what is stated hereinafter. The LESSOR however, agrees to allow the LESSEE to remove the temporary partitions / structures, electrical fittings, false ceiling, air conditioning and any other such system that the LESSEE has installed at its own cost at the time of vacating the Scheduled Premises on the expiry of the lease or on termination of the lease. If any fixtures and fittings are required by the LESSOR such items will be delivered to the LESSOR by the LESSEE at a price mutually agreed.
18. The LESSOR agrees not to cause any hindrance to the LESSEE in the enjoyment of the Scheduled Premises provided the LESSEE observes all the covenants without defaults as specified above. The LESSOR has agreed to insure the building along with structures against all hazards.
19. It is expressly by and between the parties hereto that the LESSEE shall not claim any loss or damage caused to the interior of the Scheduled Premises or any of its equipments, furniture, fixtures and articles in the Scheduled Premises by reason of natural calamity, riot, war or circumstances beyond the control of the LESSOR.
20. This lease Deed will be governed by Indian Law. Any dispute between the parties with regard to this agreement or the subject matter thereof, including existence and validity of the Agreement will be settled by Arbitrators under the provisions of the Indian Arbitration & Conciliations Act, 1996 or any enactment or modification thereto. The Arbitration will be conducted in the city of Hyderabad and each party will be entitled to nominate one Arbitrator each. The two Arbitrators will choose an Umpire for the Arbitration Proceedings. The Proceedings shall be conducted in English. The Arbitration award is final and binding on both the parties.
21. Amendment: If any amendment to this lease deed shall be executed on Rs.100/- non judicial stamp paper which shall become part and parcel of this lease deed.

SCHEDULE OF LEASE RENT

<u>PERIOD</u>	<u>RENT</u>
15 <sup>th</sup> December 2006 to 30 <sup>th</sup> November 2007 ...	Rs. 20,000-00 per month
1 <sup>st</sup> December 2007 to 30 <sup>th</sup> November 2008 ...	Rs. 21,000-00 per month
1 <sup>st</sup> December 2008 to 30 <sup>th</sup> November 2009 ...	Rs. 22,050-00 per month
1 <sup>st</sup> December 2009 to 30 <sup>th</sup> November 2010 ...	Rs. 23,152-50 per month
1 <sup>st</sup> December 2010 to 30 <sup>th</sup> November 2011 ...	Rs. 24,310-13 per month

DESCRIPTION OF THE SCHEDULED PREMISES

All that portion of the premises admeasuring about 1,860 sft. of super built-up area, bearing premises no. 1-8-165 to 179/2, situated at S. D. Road, Secunderabad – 500 003, marked in red in the plan enclosed and bounded by:

North By :  
South By :  
East By :  
West By :

} *Red mark*

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

WITNESSES:

1.

LESSEE  
(LSG Sky Chefs (India) Pvt. Ltd.)

2.

LESSOR,  
(Mr. Pramodchandra Modi)

## GENERAL AMENITIES AGREEMENT

This GENERAL AMENITIES AGREEMENT is executed at Secunderabad, on this the \_\_\_ day of December 2006 by and between:-

Shri Pramodchandra Modi, son of late Shri Manilal Modi, aged about 64 years, resident of 1-8-165 to Prenderghast Road, Secunderabad, 500 003, hereinafter referred to as the "HIREE"(which term shall mean and include whenever the context may so require its successors-in-interest);

A N D

M/s. LSC Sky Chefs (India ) Pvt Ltd., a private limited company incorporated under the Companies Act, 1956 having its principal office at Bagmane Enclave, C.V. Raman Nagar Post, Bangalore 560 093, India and branch at Hyderabad represented by its authorized representative Mr. Anup Sahu, hereinafter referred to as the "HIRER" (which term shall mean and include whenever the context may so require its successors-in-interest); carrying on the business of airline catering.

The HIREE has obtained on lease vide Lease Agreement dated \_\_\_\_\_, the premises admeasuring about 1,860 sqft. of super built-up area, bearing premises no. 1-8-165 to 179/2, situated at S. D. Road, Secunderabad - 500 003, from the HIRER. At the request of the HIREE, the HIRER 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 HIRER. This agreement shall be part and parcel of the lease agreement executed by the parties on \_\_\_\_\_

### NOW THIS AGREEMENT WITNESSETH AS UNDER:-

1. The HIREE shall pay amenities charges of Rs. 20,000/- per Sqft (Rupees twenty Thousand Only) for total area of 1,860 sqft. per month (as given in the SCHEDULE enclosed) apart from and along with the rent payable subject to deduction of T.D.S under the Income Tax Act and deduction of service tax if any.
2. The HIREE shall pay amenities hire charges as per the SCHEDULE OF HIRE CHARGES enclosed.
3. The HIREE shall deposit and keep deposited with the HIRER during the validity of this indenture an amount of Rs. 20,000/- (Rupees One Lakh Twenty Thousand Only) as a Security Deposit free of interest. The HIRER hereby warrants to pay the entire amount of deposit without any interest to the HIREE on the HIREE vacating the Scheduled Premises upon determination of the Lease period.
4. The HIREE shall pay the amenities charges for each month on or before the 10<sup>th</sup> day of the calendar month in advance succeeding month to the HIRER.
5. The HIREE shall not be entitled to surrender the usage of amenities as long as the tenancy is subsisting.



6. Any default in the payment of amenities charges shall be deemed to be a breach of the covenants of tenancy and the HIRER shall be entitled to determine the lease and the HIRER shall give vacant possession of the tenanted premises.

PARTICULARS OF AMENITIES:-

- 1) Provision of electric power connection.
- 2) ~~Provision of generator~~
- 3) Provision for Parking Area
- 4) Provision for supply of water.
- 5) Provision to fix sign boards

*Common park  
Provision of toilet  
Provision of Down of window  
Lights of fan*

IN WITNESS WHEREOF the HIRER and the HIRER have signed these present on the date and at the place mentioned above.

WITNESS:

1.

HIRER

2.

HIRER

SCHEDULE OF HIRE CHARGES FOR AMENITIES

15 <sup>th</sup> December 2006 to 30 <sup>th</sup> November 2007 ...	Rs. 20,000-00 per month
1 <sup>st</sup> December 2007 to 30 <sup>th</sup> November 2008 ...	Rs. 21,000-00 per month
1 <sup>st</sup> December 2008 to 30 <sup>th</sup> November 2009 ...	Rs. 22,050-00 per month
1 <sup>st</sup> December 2009 to 30 <sup>th</sup> November 2010 ...	Rs. 23,152-50 per month
1 <sup>st</sup> December 2010 to 30 <sup>th</sup> November 2011 ...	Rs. 24,310-13 per month

DESCRIPTION OF THE SCHEDULED PREMISES

All that portion of the premises admeasuring about 1,860 sq. ft. of super built-up area, bearing premises no. 1-8-165 to 179/2, situated at S. D. Road, Secunderabad - 500 003, marked in red in the plan enclosed and bounded by:

North By → 301 Company Passage  
South By → 301 Coom Passage  
East By → " & Premise occupied by N.  
West By → Premise occupied by Neoteme.

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

WITNESSES:

1.

HIREE  
(LSG Sky Chefs (India) Pvt. Ltd.)

2.

HIRER,  
(Mr. Pramodchandra Modi)

P.56/03

100Rs.



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

06AA 465257

Date : 09-06-2005 Serial No : 4,805 Denomination : 100  
Purchased By : MAMENI For Whom : M/S.SRI SAIENTERPRISES  
D. NAGESH RAO HYD



LEASE AGREEMENT


This LEASE AGREEMENT is made and executed at Secunderabad, on this the 10th day of June, 2005 by and between:-

M/s. Shri Sai Enterprises a registered partnership firm having its office at 8-2-595/3, Road No. 10, Banjara Hills, Hyderabad, represented by its Managing Partner Shri Prakash Challa, S/o. Justice Challa Kondaiah, aged about 51 years, Occupation: Business, hereinafter referred to as the "LESSOR", (which term shall mean and include whenever the context may so require its successors-in-interest);

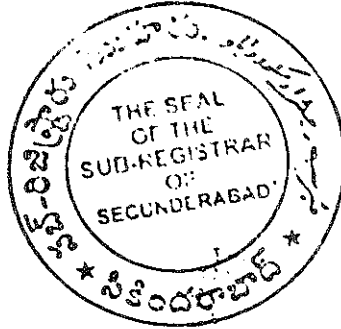
AND

M/s. LSG Sky Chefs (India ) Pvt Ltd., a private limited company incorporated under the Companies Act, 1956 having its principal office at Bagniane Enclave, C.V. Raman Nagar Post, Bangalore 560 093, India and branch at Hyderabad represented by its authorized representative Mr Anup Sahu, hereinafter referred to as the "LESSEE"

For SHRI SAI ENTERPRISES  
  
Managing Partner

LSG SKY CHEFS (INDIA) PVT. LTD.  
  
Authorized Signatory

వస్తావేదిక నంబర్ 945/1000  
 వస్తువేదిక నంబర్  
 ఈ లా...  
 20



2005 సంవత్సరము జూన్ 10 నాటి 1926 తా.ద.

జిల్లా నూనె 20 వేల పాటు మరయు

గంటల మున్సిపల్ కమిషనరీ కార్యాలయములో

శ్రీ prakash challa 1986 లోని

సెక్షన్ 32 అనుసరించి సమీక్షించిన ఫలితం బావులు మరియు

వెరిముద్రలతో సహా దాఖలు చేసి దుబీచు రూ. 10545/-

చలానుద్వారా చెల్లించినాడు

వ్రాసియిచ్చినట్లు బహుకున్నది

ఎడమ బొటన వేలు

*[Handwritten signature]*

*[Handwritten signature]*

NAME... Prakash Challa S/O. C. Kondanah  
 OCC... Business R/O. 8-2-5913, Road No. 70  
Ranjarehills, Hyderabad.

*[Handwritten signature]*

NAME... Anup Shah S/O. Ramabants. Sahu  
 OCC... Service R/O. Begmone Enclave, V. Ramon  
Nagar Post. Bangalore

దికావింపింప

1) *[Handwritten signature]*

NAME... Soham modi S/O. Saksh modi  
 OCC... Business R/O. 5-6-18712 E Y-M-G. Road,  
Sec'ad

2) *[Handwritten signature]*

NAME... A. Dilip Kumar A. Vishwanath  
 OCC... Business R/O. 6-6-125 Anand Garden,  
Koradiguda / Sec'ad.

2005 బహు జూన్ 10 రి. రామలి  
 నెల వ తేది గుడి-చెన్నై  
 1926 తా.ద స. 20 వ తేది

(which term shall mean and include whenever the context may so require its successors-in-interest); carrying on the business of airline catering and related services.

WHEREAS:

1. M C Modi Educational Trust a public charitable trust having its office at 5-4-187/3&4, M.G. Road, Secunderabad – 500 003 is the absolute owner of about 2,000 sq. yds. of land along with constructions / sheds admeasuring about 10,600 sft. bearing premises no. 1-8-179 situated at S.D. Road, Secunderabad hereinafter the said premises is referred to as the Scheduled Premises.
2. M C Modi Educational Trust with a view to generate regular income from the Scheduled Premises has entered into a Lease Agreement dated 10/06/2005 and a memorandum of understanding entered dt.10/06/2005 with M/s. Shri Sai Enterprises, the LESSOR herein on certain terms and conditions contained therein.
3. Under the above referred Lease Agreement dated 10/06/2005 and in pursuant to the MOU dt.10/06/2005 the LESSOR is entitled to sub-lease the Scheduled Premises in part or full to any third party on such terms and conditions as it may deem fit and proper. Further, the LESSEE at its own cost and risk is also entitled to renovate the Scheduled Premises in the manner it deems fit and proper without any objection or hindrance from M C Modi Educational Trust.
4. The LESSOR in terms of and in pursuance of Lease Agreement dated 10/06/2005 and MOU dt.10/06/2005, has carried on at its own risk and cost certain modifications and renovations to the Scheduled Premises. Further, the LESSOR has obtained no objection letter from M/s. Modi Educational Trust confirming that the Scheduled Premises can be leased out to the third party (i.e.) to the LESSEE herein.
5. The LESSEE being in need of premises for carrying on the business of manufacturing of food for the purpose of airline catering and related services, has approached the LESSOR to take on lease the Scheduled Premises which is more particularly described at the foot of the agreement.
6. The LESSOR have agreed to grant on lease the Scheduled Premises on the terms and conditions hereinafter appearing.

NOW THIS INDENTURE WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. The LESSEE shall pay to the LESSOR rent of Rs. 1,59,000 (Rupees One lakh fifty nine thousand only) (@ Rs. 15/- per Sq Ft; for a Total area of 10,600 Sq Ft) per month which is exclusive of Water and Electricity consumption charges and Municipal Taxes and subject to the clause pertaining to the enhancement of rent contained hereunder and subject to deduction of T.D.S under the provisions of the Income Tax Act and Rules made thereunder. The first rent payment shall be apportioned according to the number of days in the month included in the lease period.

For SHRI SAI ENTERPRISES Page 2 of 7

  
Managing Partner

LSG SKY CREFS (INDIA) PVT. LTD

  
Author



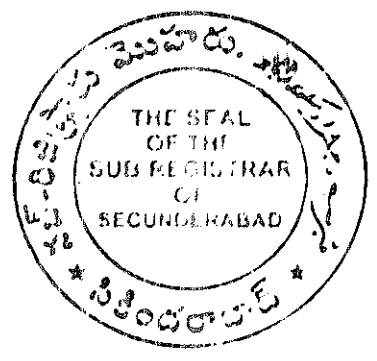
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Rs. 27490 towards  
 Stamp Duty 27490 S. Act  
 and Rs. 2118100 value of  
 towards 2118100 party  
 Rs. 2118100  
 through SBI  
 dated 10-6-05


498950  
 R. R. K. H. S.  
 REGISTRAR  
 SECUNDERABAD

**CERTIFICATE OF REGISTRATION**  
 Registered Document No: 945  
 of 2005 (1927 SE)  
 of Book 8 and assigned the  
 Identifier 1505-1-991-2005  
 For Scanning.  
 Date: 14/6/2005 Registrar



2. The lease shall be for a period of 5 (Five) years commencing from the 15<sup>th</sup> day of June 2005.
3. The LESSEE shall pay the lease rent according to the Rent Schedule mentioned herein.
4. The LESSOR has right of sub-lease under the Lease Agreement dated 10/06/2005 for an initial period of 5 years beginning from 15<sup>th</sup> day of June 2005 and since this lease agreement extends beyond the initial lease period ending on 31/03/2010 the LESSOR hereby undertakes to obtain necessary confirmations from the owners of the Scheduled Premises viz., M C Modi Educational Trust.
5. The LESSOR has assured that the Scheduled Premises is free from all encumbrances, mortgage, hypothecation and also agreed that he shall not transfer, assign, sublet the scheduled premises during the lease period.
6. The LESSEE shall deposit and keep deposited with the LESSOR during the validity of this indenture an amount of Rs.4,77,000.00 (Rupees four lakhs seventy seven thousand only) as a Security Deposit free of interest. The LESSOR hereby warrants to pay the entire amount of deposit without any interest to the LESSEE on the LESSEE vacating the Scheduled Premises upon determination of the Lease period.
7. The expenses of stamp duty and registration charges of this agreement in duplicate and all other incidental expenses shall be borne jointly by the LESSEE and the LESSOR equally.
8. The LESSEE shall pay the rent regularly each month on or before the 10<sup>th</sup> day of the calendar month in advance to the LESSOR the LESSOR shall issue the official receipt in acknowledgement of the rent.
9. The LESSEE shall pay and bear the electricity consumption charges including any additional consumption deposit that may be levied from time to time apart from the rent. The LESSEE shall enhance the electric power supply at his own cost. Any additional consumption deposit shall be paid by the LESSEE to the Electricity Board or other concerned authorities for and on behalf of the LESSOR and amounts so paid by way of deposit shall be refunded by the LESSOR to the LESSEE upon expiry or termination of the LEASE subject to submission of necessary proofs of such payments. The LESSOR has agreed to assist the LESSEE in all aspects in signing the relevant statutory forms from time to time in order to get permissions from the Govt. agencies.
10. The LESSEE shall keep the demised portion in a neat and habitable condition. And shall not do or permit to be done anything which may be a nuisance and annoyance to other occupants of other premises.
11. The LESSEE shall carry out all repairs and regular maintenance at its own cost.
12. The LESSEE shall permit the LESSOR or anyone authorised by it to inspect the Scheduled Premises at all reasonable hours of the day.
13. The LESSEE shall pay regularly the municipal / property taxes and any other taxes and / or levies pertaining to the Schedule Premises and proof of such payments from time to time is to be submitted to the LESSOR. The LESSEE shall always keep the LESSOR indemnified at all times against the same.
14. The LESSEE shall observe, perform and bind with all the rules, regulations and bye laws for the time in force of the society, association, person or other body or persons that may be appointed to be incharge of the affairs of the Scheduled Premises and pay the monthly maintenance charges and outgoings as determined.

For SHRI SAI ENTERPRISES

  
Managing Partner

Page 3 of 7

LEG SKY CHEFS (INDIA) PVT. LTD.

  
Authorised Signatory

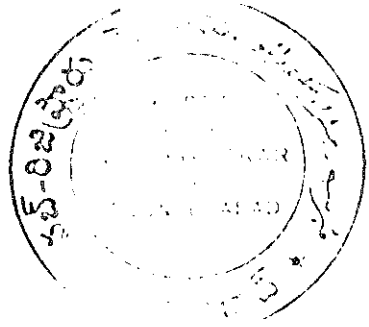
945/1005

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15. The **LESSEE** shall not be entitled to assign or sub-let or otherwise allow use and occupation of the scheduled premises or any part thereof to any third parties except to its business associates, affiliate companies, subsidiaries or sister companies. However, sub-letting or otherwise allowing use and occupation of the Scheduled Premises as provided herein shall not be beyond the tenure of this lease or renewal thereof from time to time.
16. The **LESSEE** hereto shall be entitled to terminate this agreement by giving a notice in writing of 90 days to the **LESSOR**. Even in such case there shall not be any payment of compensation or any payment for the remaining period to the **LESSOR** on this account.
17. On the expiry of this lease or on termination of the lease agreement the **LESSEE** shall handover vacant possession of the Scheduled Premises in such order and conditions as is consistent with the terms, covenants and conditions on the part of the **LESSEE** herein contained (save and except damage to the demised premises by fire riots, earthquake, storm, war, civil commotion, acts of God and other conditions over which the **LESSEE** shall have no control) **SUBJECT ALWAYS** to what is stated hereinafter. The **LESSOR** however, agrees to allow the **LESSEE** to remove the temporary partitions / structures, electrical fittings, false ceiling, air conditioning and any other such system that the **LESSEE** has installed at its own cost at the time of vacating the Scheduled Premises on the expiry of the lease or on termination of the lease. If any fixtures and fittings are required by the **LESSOR** such items will be delivered to the **LESSOR** by the **LESSEE** at a price mutually agreed.
18. The **LESSOR** agrees not to cause any hindrance to the **LESSEE** in the enjoyment of the Scheduled Premises provided the **LESSEE** observes all the covenants without defaults as specified above. The **LESSOR** has agreed to insure the building along with structures against all hazards.
19. It is expressly by and between the parties hereto that the **LESSEE** shall not claim any loss or damage caused to the interior of the Scheduled Premises or any of its equipments, furniture, fixtures and articles in the Scheduled Premises by reason of natural calamity, riot, war or circumstances beyond the control of the **LESSOR**.
20. This lease Deed will be governed by Indian Law. Any dispute between the parties with regard to this agreement or the subject matter thereof, including existence and validity of the Agreement will be settled by Arbitrators under the provisions of the Indian Arbitration & Conciliations Act, 1996 or any enactment or modification thereto. The Arbitration will be conducted in the city of Hyderabad and each party will be entitled to nominate one Arbitrator each. The two Arbitrators will choose an Umpire for the Arbitration Proceedings. The Proceedings shall be conducted in English. The Arbitration award is final and binding on both the parties.
21. Amendment: If any amendment to this lease deed shall be executed on Rs.100/- non judicial stamp paper which shall become part and parcel of this lease deed.

For **SHRI SAI ENTERPRISES**

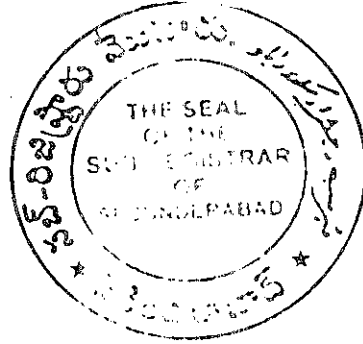
  
Managing Partner

**LSG SKY CHEFS (INDIA) PVT. LTD.**

  
Authorized Signatory

ఎస్తావేటా నంబర్ 945/1005  
వ వు స్తకము 1 1926 కా. శ. నం.  
ఎస్తావేటాల మొత్తం కాగితముల సంఖ్య 8  
ఈ కాగితము వరుస నంబర్ 4

లి  
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## SCHEDULE OF LEASE RENT

<u>PERIOD</u>	<u>RENT</u>
15 <sup>th</sup> June 2005 to 31 <sup>st</sup> May 2006 ...	Rs.1,59,000 per month
1 <sup>st</sup> June 2006 to 31 <sup>st</sup> May 2007 ...	Rs.1,66,950 per month
1 <sup>st</sup> June 2007 to 31 <sup>st</sup> May 2008 ...	Rs.1,75,297 per month
1 <sup>st</sup> June 2008 to 31 <sup>st</sup> May 2009 ...	Rs.1,84,062 per month
1 <sup>st</sup> June 2009 to 31 <sup>st</sup> May 2010 ...	Rs.1,93,265 per month


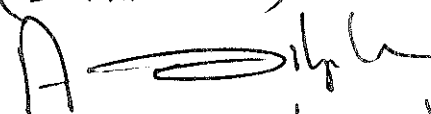
### DESCRIPTION OF THE SCHEDULED PREMISES

All that portion of the land admeasuring about 2,000 sq. yds. along with constructions / sheds admeasuring 10,600 sq. ft. bearing premises no. 1-8-179, situated at S.D. Road, Secunderabad marked in red in the plan enclosed and bounded by :

North By : Neighbours' land  
South By : 40' private road & Usha Kiran Complex  
East By : Public road  
West By : Land and building belonging to Hariyana Seva Sungh

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

#### WITNESSES:

1.   
(Seham Modi)
2.   
(A Dilip Kumar)

LSG SKY CHEFS (INDIA) PVT. LTD.

  
Authorized Signatory

LESSEE

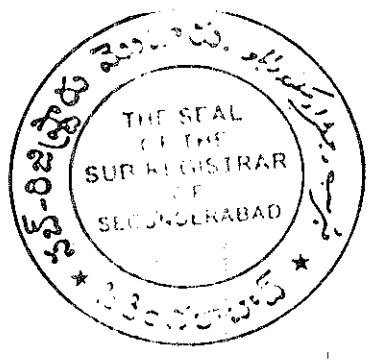
(LSG Sky Chefs (India) Pvt Ltd.

For **SHRI SAI ENTERPRISES**

  
Managing Partner  
(SRI SAI ENTERPRISES)

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... 7 ...  
... 8 ...  
... 5 ...

అ  
చేత రిజిస్ట్రార్



Plan of lease agreement showing  
the land admeasuring about 2,000  
sq. Yds. along with constructions /  
sheds admeasuring 10,600 sft.  
bearing premises no. 1-8-179,  
situated at S.D. Road,  
Secunderabad 500 003


**LESSOR** M/s. Shri Sai Enterprises, a registered partnership firm represented by its  
Managing Partner Shri Prakash Challah, S/o. Justice Challa Kondaiah

**LESSEE** M/s. LSG Sky Chefs (India ) Pvt Ltd., having its office Bagmane  
Enclave, C.V. Raman Nagar Post, Bangalore representd by Mr  
Anup Sahu.

**Boundaries:**

North By : Neighbours' land  
South By : 40' private road & Usha Kiran Complex  
East By : Public road  
West By : Land and building belonging to Hariyana Seva Sungh

For **SHRI SAI ENTERPRISES**

  
Managing Partner

**LSG SKY CHEFS (INDIA) PVT. LTD.**

  
Authorized Signatory

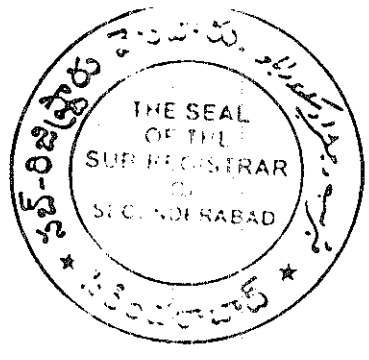
దస్తావేజు సంఖ్య 945/1000

వస్తువు కరణం 1 1928 గా. శ. నం.


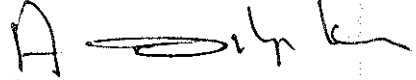
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ఈ కాగితము పేరున సంఖ్య 6


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నల్ రిజిస్ట్రార్




WITNESSES:

- 1)   
(Satish Modi)
- 2)   
(A D K Karmar)

LESSOR  
For SHRI SAI ENTERPRISES

1)   
Managing Partner

2)  
LSG SKY CHEFS (INDIA) PVT. LTD.  
  
Authorized Signatory  
LESSEE



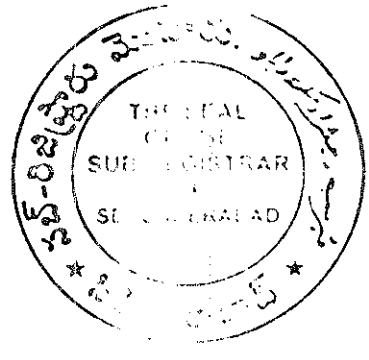
దస్తావేజు సంఖ్య 945/1000

వస్తు స్వకము 7 1926 తా. 4 నం.

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ఈ కాగిరిమాణి కేసు సంఖ్య 7

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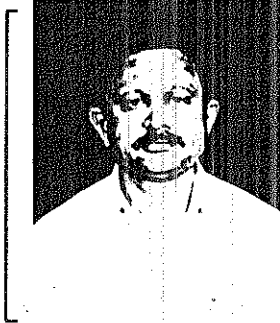
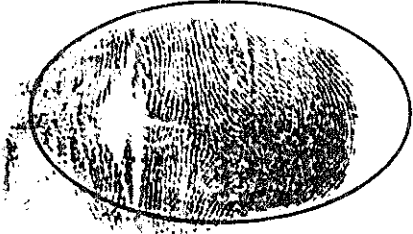
**PHOTOGRAPHS AND FINGERPRINTS AS PER SECTION 32A OF  
REGISTRATION ACT, 1908:**

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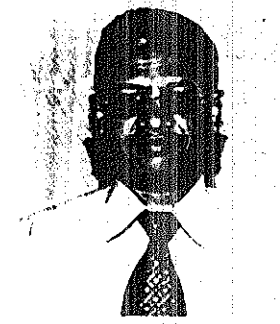
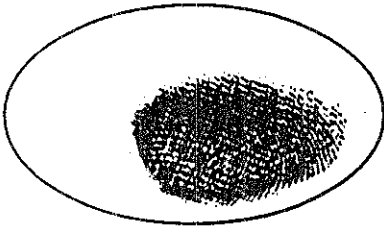
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NAME & PERMANENT  
POSTAL ADDRESS OF  
PRESENTANT/SELLER/  
BUYER

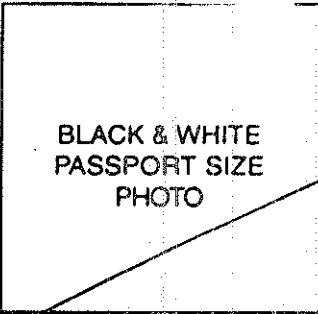
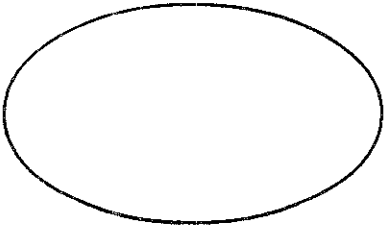
LESSOR:



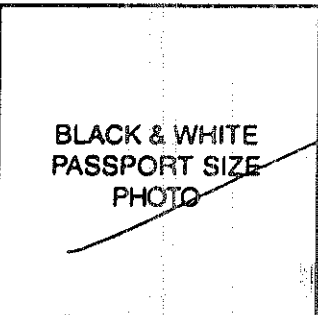
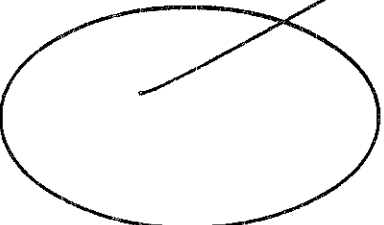
Mrs. SHRI SAI ENTERPRISES,  
having its (O) 8-2-1973, Rd. NGL  
Banjara Hills, Hyderabad, Rep. by  
its Partner Mr. PEAKASH CHALLA



Mrs. LSG SKY CHEFS (INDIA) PVT.  
having its (O) Bagmane Enclave,  
C.V. Ramen Nagar Post, Bangalore  
Rep by Mr. Anup Sahu.



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**SIGNATURE OF WITNESSES**

1. Jhan Moha.
2. A. S. Sahu

**For SHRI SAI ENTERPRISES**

[Signature]  
Managing Partner

**SIGNATURE OF THE EXECUTANT'S  
LSG SKY CHEFS (INDIA) PVT. LTD.**

[Signature]  
Authorized Signatory

ఉస్తావేజా నంబర్ 945/1005

వ వృత్తము 7 1926 శా. శ. నం.

దస్తావేజాని మొత్తం కాగితములు సంఖ్య 1

ఈ కాగితము వరుస సంఖ్య 1

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