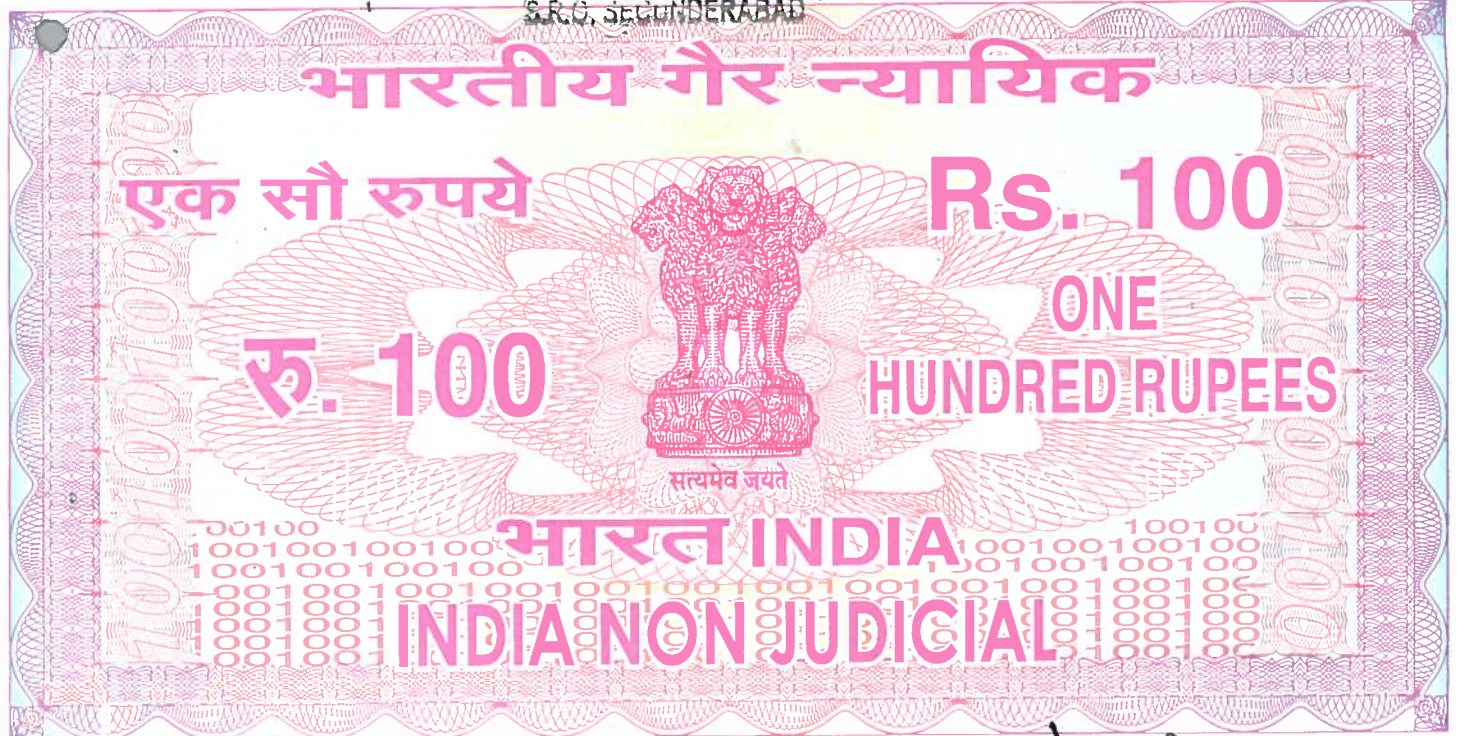


S.R.O. SECUNDERABAD



Act
1478
1603

తెలంగాణ తెలంగాణ TELANGANA

 E 764474

SI. No. 1564... 16/9/16... 100/-

SOLD TO: L. Ramacharyulu s/o L. Raghavendra Rao

For Whom: E.E.R.L. India, R/O Hyd.

The Advocates' Mutually Aided Co-operative Society Ltd
Rep. By: Prasad Patil, Licensed Stamp Vendor.
LIC No. 1609-025 of 2014, City Civil Court Premises,
Secunderabad, Telangana State, Phone No. 040-27808165

LEASE AGREEMENT

This LEASE AGREEMENT is made and executed on this the 17th day of September, 2016 at Secunderabad.

EETPC India (formerly Engineering Export Promotion Council), having its registered office at Vanija Bhavan (1st Floor), International Trade Facilitation Centre, 1/1 Wood Street, Kolkata - 700 016 and one of its regional office at Greams Dugar (3rd Floor), 149 Greams Road, Chennai - 600 006, represented by its authorized signatory Mr. C.H. Nadiger, Regional Director, EETPC India, Southern Region hereinafter called the "LESSEE" (which expression shall mean and include whenever the context may so require his successors-in-interest) s/o. Hanmanth Rao, V.N. ce. 5840.



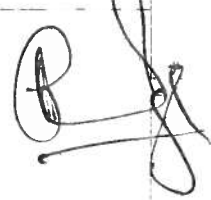


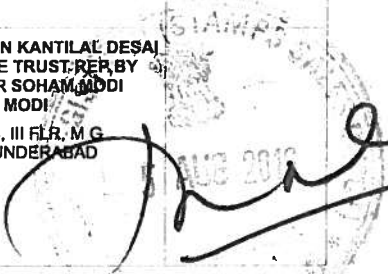
AND

Smt. Nirmalaben Kantilal Desai Charitable Trust, having its office at 4-3-161, Hill Street, Ranigunj, Secunderabad - 500 003, represented by their General Power of Attorney Holder M/s Modi Properties & Investments (P) Limited, having its registered office at 5-4-187/3 & 4, III Floor, M.G. Road, Secunderabad, represented by its Managing Director Mr. Soham Modi, hereinafter referred to as the "LESSOR" (which term shall mean and include whenever the context may so require its successors-in-interest); s/o. Soham Modi, 46401 S. 6-187/3 & 4, III Floor, M.G. Road, Secunderabad (9246165561)



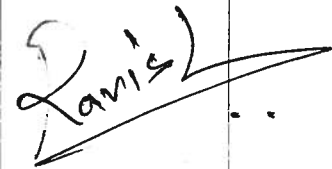


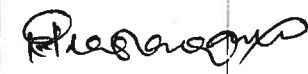


EETPCINDIA


For Modi Properties & Investments Pvt. Ltd.


1	LE		 EEPC INDIA (ENGINE [1606-1-2016-1603])	EEPC INDIA (ENGINEERING EXPORT PROMOTION COUNCIL) REP BY C H NADIGER S/O. HANUMANTHRAO V NADIGER VANIJY BHAVAN, INTERNATIONAL TRADE FACILITATION CENTRE, 1/1, WOOD STREET, KOLKATA	
2	LR		 NIRMALABEN KANTIL [1606-1-2016-1603]	NIRMALABEN KANTIL DESAI CHARITABLE TRUST, REP. BY GPAHOLDER SOHAM MODI S/O. SATISH MODI 5-4-187/3 & 4, III FLR, M G ROAD, SECUNDERABAD	

Identified by Witness:

Sl.No	Thumb Impression	Photo	Name & Address	Signature
1		 VADI CHAKRAVARTH [1606-1-2016-1603]	VADI CHAKRAVARTHY RAVISH H NO 5-4-187/3 AND 4, SOHAM MANSION, M G RD, SEC-BAD	
2		 K PRABHAKAR REDDY [1606-1-2016-1603]	K PRABHAKAR REDDY H NO 5-4-187/3 AND 4, SOHAM MANSION, M G RD, SEC-BAD	

17th day of September, 2016

Signature of 
Joint SubRegistrar
Secunderabad

Bk - 1, CS No 1603/2016 & Doct No
 Joint SubRegistrar
 Secunderabad
 Sheet 1 of 5
 957912046



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WITNESSETH

WHEREAS the LESSOR is the absolute owner of the office Premises admeasuring 1500 sft of super built up area bearing No. 5-4-187/3 & 4/4, on the first floor of the building known as Soham Mansion, M. G. Road, Secunderabad – 500 003.

AND WHEREAS the Lessee is already in possession of the aforementioned office premises as a Tenant and as per the earlier Lease agreement dated 1st day of September, 2004 the said lease period had expired on 31st August, 2016, and thereafter it was amicably settled between the parties to enter into a Lease agreement for a period of 6 (six years), effective from 1st day of September, 2016, which shall expire on 31st August, 2022.

AND WHEREAS it has once again been amicably settled between the parties to enter into a Lease Agreement for a further period of 6 (six) years, effective from 1st day of September, 2016. Accordingly both the parties felt to reduce the terms of agreement into writing.

AND WHEREAS the LESSORS had entered into a property management agreement dated 1st August 2003 with M/s. Modi Properties & Investments (P) Limited, represented by its Managing Director Mr. Soham Modi for the management of the said building, to negotiate and enter into lease with prospective tenants, collect rent, amenities and maintenance charges, to undertake regular repairs and maintenance of the building, etc. The LESSORS have also given a specific Power of Attorney to M/s. Modi Properties & Investments (P) Limited, represented by its Managing Director Mr. Soham Modi, dated 1st August 2003 to enter into lease, for collection of rent, amenities and maintenance charges, for issue of receipts etc.

KNOW ALL MEN BY THESE PRESENTS THAT IN PURSUANCE of the foregoing and in consideration of the rents hereinafter reserved and the terms and conditions set forth in this Agreement, the Lessor is entitled to lease hereby demise UNTO and to the Lessee all that piece and parcel of the office space situated on the first floor of the building known as Soham Mansion, bearing No. 5-4-187/3 & 4/4 on the first floor of the building known as Soham Mansion, M. G. Road, Secunderabad – 500 003, having a super built area of about 1500 sft., which is more fully described in the schedule written hereunder and hereinafter referred to as the schedule premises, here TO HAVE and TO HOLD, possess and enjoy the same during the subsistence of these presents without any let or hindrance either from the Lessor or any person claiming under or through them subject to the following Terms and conditions:

1. This Lease is effective from 1st day of September, 2016 and confirms that the Lessee is in occupation and enjoyment of the schedule premises;
2. The LESSEE shall pay a rent of Rs. 21,600/- (Rupees Twenty-One Thousand and Six Hundred only) per month exclusive of electricity consumption charges and subject to the clause pertaining to the enhancement of rent contained hereunder.

EERCINDIA

For Modi Properties & Investments Pvt. Ltd.

Director

Stamp Duty	100	0	6460	0	0	0	6560
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	330	0	0	0	330
User Charges	NA	0	150	0	0	0	150
Total	100	0	6940	0	0	0	7040

Rs. 6460/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 330/- towards Registration Fees on the chargeable value of Rs. 285120/- was paid by the party through E-Challan/BC/Pay Order No. 42224Z160916 dated, 16-SEP-16 of ,SBH/KAVADIGUDA HYDERABAD

E-Challan Details Received from Bank :

(1). AMOUNT PAID: Rs. 6940/-, DATE: 16-SEP-16, BANK NAME: SBH, BRANCH NAME: KAVADIGUDA HYDERABAD, BANK REFERENCE NO: 002246350,REMITTER NAME: RAVISH,EXECUTANT NAME: NIRMALABEN KANTILALDESAI CHARITABLE TRUS,CLAIMANT NAME: EEPC INDIA).

Date:
17th day of September, 2016

[Signature]
Signature of Registering Officer
Secunderabad

Bk- 1, CS No 1603/2016 & Doct No
 157972016
 Sheet 2 of 5
 Joint SubRegistrar
 Secunderabad

STATEMENT OF REGISTRATION

Registered as doct No. 1579 of 2016
 (1938 SC) of Book I and
 assigned the Identification Number
1606H-1603 of 2016 for Scanning.

Date: 17/09/2016 *[Signature]*
 Registering Officer



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Interest free

3. The Security Deposit to be increased from Rs. 2, 16,000/- (Rupees Two Lakh Sixteen Thousand only) to Rs. 2, 59,200 /- (Rupees Two Lakhs Fifty Nine Thousand and Two Hundred only) which is equivalent to Six Months Rent plus Amenities Charges. The Balance amount of Rs. 43,200/- (Rupees Forty Three Thousand and Two Hundred only) to be paid upon signing of this lease agreement. The security Deposit amount 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.
4. The lease shall be for a period of 6 (six) years effective from 1st September 2016. This agreement of lease between the said LESSOR and the said LESSEE can be terminated by the LESSEE OR LESSOR with an advance notice of six months. Renewal of this Lease Agreement for further period is possible on mutually agreed terms and conditions.
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 UNDR:

1. The LESSEE shall pay the rent regularly for each month on or before the 7th day of the succeeding month to the LESSOR.
2. The LESSEE shall pay and bear the electricity consumption charges including any additional consumption deposit that may be levied from time to time based on actual usage 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 utilise the demised portion for its office 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 20% at the end of every 3 year on the then existing rent.
8. The LESSEE shall permit the LESSOR or anyone authorized by it to inspect the demised portion at all reasonable hours of the day.

EPCINDIA

Regional Director

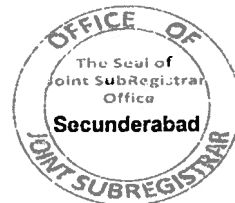
For Modi Properties & Investments Pvt. Ltd.

Director

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/ . Sheet 3 of 5 Joint SubRegistrar
7579/2016 Secunderabad



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THE LESSORS 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 created herein or on termination of the lease.

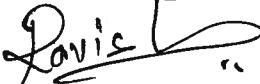
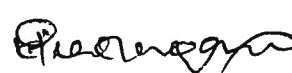
SCHEDULE OF THE PREMISES

All that portion consisting of the office space situated on the first floor of the building known as Soham Mansion, bearing No. 5-4-187/3 & 4/4, Situated at M. G. Road, Secunderabad – 500 003, admeasuring about 1500 sft bounded by –

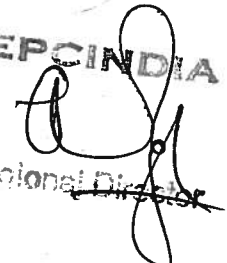
North by	20 ft. common passage & Open to Sky
South by	Lobby & Staircase
East by	Open to Sky, M. G. Road
West by	Premises Occupied by M/s. Bombay Tools Pvt Ltd

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

WITNESSES:

1. 
2. 


For Modi Properties & Investments Pvt. Ltd.
Director
LESSOR


EEPCINDIA
Regional Director
LESSEE




Bk - 1, CS No 1603/2016 & Doct No
/ Sheet 4 of 5
1579/2016
Joint SubRegistrar
Secunderabad

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स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
ABMPM6725H



नाम /NAME
SOHAM SATISH MODI

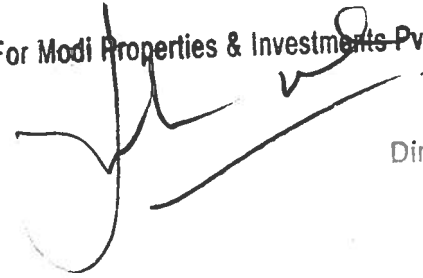
पिता का नाम /FATHER'S NAME
SATISH MANILAL MODI

जन्म तिथि /DATE OF BIRTH
18-10-1969

हस्ताक्षर /SIGNATURE


मुख्य आयकर आयुक्त, अंध्र प्रदेश
 Chief Commissioner of Income-tax, Andhra Pradesh

For Modi Properties & Investments Pvt. Ltd.




Director


आयकर विभाग
 INCOME TAX DEPARTMENT

भारत सरकार
 GOVT OF INDIA

PRABHAKAR REDDY K
 PADMA REDDY KANDI


15/01/1974
 Permanent Account Number
AWSPB104E

हस्ताक्षर /SIGNATURE




Prabha Kar Reddy K


स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
ABXPN1505D



नाम /NAME
CHANDRASHEKAR HANUMANTRAO NADGIR

पिता का नाम /FATHER'S NAME
HANUMANTRAO VIRUPAKSHRAO NADGIR

जन्म तिथि /DATE OF BIRTH
02-02-1968

हस्ताक्षर /SIGNATURE


मुख्य आयकर आयुक्त, कर्नाटक एवं गोवा
 Chief Commissioner of Income-tax, Karnataka & Goa

EERCINDIA

Regional Director



आयकर विभाग
 INCOME TAX DEPARTMENT

भारत सरकार
 GOVT. OF INDIA

VADI CHAKRAVARTHY RAVISH
 VADI CHELAPATHY CHAKRAVARTHY

22/09/1984
 Permanent Account Number
ARTPR3659J




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/ / Sheet 4 of 5 Joint SubRegistrar
1579/2016 Secunderabad



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