

100Rs.



S. No. 836 52480
 Sold to M. Modi Educational Trust
 S/o.
 For whom.

LEELA G. CHIMALGI
 STAMP VENDOR
 L. No. 13/97 R No 12/2000
 5 4-16/A, Cellar,
 Opp: TVS Show Room,
 Ranigunj, SEC'BAD-3.

SUPPLEMENTARY LEASE AGREEMENT

This Supplementary Lease Agreement executed at Secunderabad on this the 23rd day of March 2001 by and between:

M C Modi Educational Trust, having its office at 5-4-187/3 & 4, 3rd floor, Soham Mansion, Secunderabad – 500 003, and represented by its trustee Shri. Soham Modi, S/o. Shri. Satish Modi, herein after referred to as the **LESSOR** (which term shall mean and include whenever the context may so require its successor-in-interest).

AND

M/s. Macneil Engineering Limited having its office at 5-4-187/3 & 4/5 (part), 1st floor, Soham Mansion, M G Road, Secunderabad – 500 003, and represented by its Regional Manager (Southern Region) Mr. V.C. Muthu S/o. Late Dr. D.V.G. Muthu herein after referred to as the **LESSEE** (which term shall mean and include whenever the context may so require its successors-in-interest).

For M. C. Modi Educational Trust
 [Signature]



[Signature]

W
Whereas the LESSEE has taken on lease from the LESSOR about 950 Sft + lobby space of 275 sft on first floor of the building known as Soham Mansion bearing No. 5-4-187/3 & 4/5 (part) situated at M. G. Road, Secunderabad - 500 003 vide lease agreement dated 24th November 2000.

Whereas the LESSEE has requested the LESSOR to grant on lease an additional office space which is vacant adjacent to the existing office admeasuring about 600 Sq. ft of (superbuilt up area) on the first floor, of the building known as Soham Mansion bearing No. 5-4-187/3 & 4/5 (part), situated at M G Road, Secunderabad - 500 03, and the LESSOR agreed to give on lease on the terms and conditions specified as hereunder:

Know all men by these presents that in pursuance of the rent hereby reserved and the covenants agreed specified hereunder the LESSOR doth hereby grant and the LESSEE doth hereby taken on lease the office space situated on the first floor, of the building known as Soham Mansion, bearing No. 5-4-187/3 & 4/5 (part) situated at M G Road, Secunderabad - 500 003 having a super-built area of about 600 sft. more particularly described at the foot of this document, in the following terms and conditions.

1. The LESSEE shall pay a rent of Rs. 3,500/- (Rupees Three Thousand Five Hundred Only) per month exclusive of Electricity consumption charges and subject to the clause pertaining to the enhancement of rent contained hereunder.
2. The LESSEE shall pay an amount of Rs. 21,000/- (Rupees twenty one thousand only) as security deposit which shall be refunded by the LESSOR to the LESSEE at the time of vacating and satisfactory handing over of the premises. The LESSEE shall not be entitled to any interest on the security deposit lying with the LESSOR.
3. The lease shall be for a period of six years commencing from 1st day of April, 2001. This agreement of lease between the said LESSOR and the said LESSEE can be terminated by the LESSEE with an advance notice of six months.
4. The LESSOR and the LESSEE hereby undertake to execute a regular lease deed of and when called upon by either of the parties to do so at any time during the currency of the lease agreement.
5. The expenses of stamp duty and registration charges of this agreement in duplicate and all other incidental expenses shall be borne by the LESSEE in full.

THE LESSEE HEREBY COVENANTS AS UNDER:-

1. The LESSEE shall pay the rent regularly per each month on or before the 7th day of the succeeding month to the LESSOR.
2. The LESSEE shall pay and bear the electricity consumption charges including any additional consumption deposit that may be levied from time to time apart from the rent.
3. The LESSEE shall keep the demised portion in a neat and habitable condition.
4. The LESSEE shall carry out all minor repairs and regular maintenance by way of colour wash etc, at its own cost.
5. The LESSEE shall utilise the demised portion for its office including its associated companies in the group but shall not use the said portion for residence or any illegal activity.
6. The LESSEE shall not sub-let any portion of the premises or transfer the rights under the lease in favour of anyone.
7. The LESSEE shall enhance the rent by 7% compound at the end of every year.
8. The LESSEE shall permit the LESSOR or anyone authorised by it to inspect the demised portion at all reasonable hours of the day.
9. The LESSEE shall pay the property tax and other taxes pertaining to the leased premises.
10. The LESSEE shall pay the building maintenance charges amounting to Rs. 240/- (Rupees Two Hundred and Forty) per month to the LESSOR or to any other party that the LESSOR may direct, towards the maintenance of common areas, security, water charges etc., subject to increase from time to time.

For M. C. Modi Educational Trust

M. C. Modi
Trustee



THE LESSORS HEREBY COVENANTS AS UNDER:-

1. the LESSOR agreed 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.
2. The LESSOR agreed to all or the LESSEE to remove the electrical fittings, false ceiling, air conditioning and any other such system that the LESSEE has installed at their own cost at the time of vacating the floor on the expiry of the lease or on termination of the lease.

DESCRIPTION OF THE DEMISED PORTION.

All that portion consisting of the office space situated on the first floor of the building known as Soham Mansion, bearing No. 5-4-187/3 & 4/5 (part), situated at M G Road, Secunderabad - 500 03, admeasuring about 600 sft bounded by

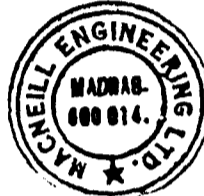
North By : Staircase & lobby
South By : Neighboring Building
East By : 1,200 sft owned by M/s. Deepika Child Fund Pvt Ltd
West By : Premises occupied by M/s. Macneil Engg. India Ltd.

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

Witnesses:

1.

2.



[Signature]
LESSEE

LESSOR

For M. C. Modi Educational Trust

[Signature]
Trustee



Sl. No. 7182 Date 23/11/2000
 Sold to Makrader
 S/o. D/o. W/o. Mallappa
 For Whom M.C. Modi Educational Trust 76612

Subh
 K. Satish Kumar
 S V L No 13-2000
 5-2-39 PREMAVAHINI (V)
 R NAGAR (M) H R DIST

LEASE AGREEMENT

This Lease Agreement executed at Secunderabad on this the 24th day of November 2000 by and between:

M/s. Macneil Engineering Ltd., having its office at 5-4-187/2, M.G.Road, Secunderabad - 500 003 represented by its Regional Manager (Southern Region) Mr. V C Muthu, S/o. Late Dr. D V G Muthu, hereinafter referred to as the "LESSEE" (which term shall mean and include whenever the context may so require its successors-in-interest)

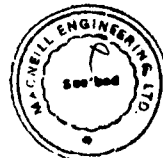
AND

M.C.Modi Educational Trust, having its office at 5-4-187/3 &4, 3rd Floor, Soham Mansion, M.G. Road, Secunderabad - 500 003, and represented by its Trustee Shri. Pramod Modi, S/o. Late Shri. Manilal C. Modi, hereinafter referred to as the "LESSOR" (which term shall mean and include whenever the context may so require its successors-in-interest.)

For M. C. Modi Educational Trust

X

Trustee



[Handwritten signature]

WHEREAS the LESSOR is the absolute owner of the office space situated on the first floor, of the building known as Soham Mansion bearing No. 5-4-187/3 & 4/5, situated at M G Road, Secunderabad - 500 003, having a super built area of about 1,775 sft. The LESSEE has requested the LESSOR to grant on lease a portion of the above office admeasuring 950 sft of super-built-up area and use of 275 S.ft of common lobby area, and the LESSOR agreed to give on lease on the terms and conditions specified as hereunder:-

Know all men by these presents that in pursuance of the rent hereby reserved and the covenants agreed specified hereunder the LESSEE doth hereby taken on lease the office space situated on the first floor, of the building known as Soham Mansion, forming part of premises bearing No. 5-4-187/3 & 4/5, situated at M G Road, Secunderabad - 500 003 having a super built area of about 950 sft and 275 S. ft of common lobby area, more particularly described at the foot of this document, on the following terms and conditions.

- 1) The LESSEE shall pay a rent of Rs. 4,000/- (Rupees Four Thousand Only) per month exclusive of electricity consumption charges and subject to the clause pertaining to the enhancement of rent contained hereunder.
- 2) The LESSEE shall pay an amount of Rs. 48,000/- (Rupees Forty Eight Thousand Only) as Security Deposit which shall be refunded by the LESSOR to the LESSEE at the time of vacating and satisfactory handing over of the premises. The LESSEE shall not be entitled to any interest on the Security Deposit lying with the LESSOR.
- 3) The lease shall be for a period of six years commencing from 15th December 2000. This agreement of lease between the said LESSOR and the said LESSEE can be terminated by the LESSEE with an advance notice of six months.
- 4) The LESSOR and the LESSEE hereby undertake to execute a regular Lease Deed of and when called upon by either of the parties to do so at any time during the currency of the Lease Agreement.
- 5) The expenses of Stamp Duty and Registration charges of this agreement in duplicate and all other incidental expenses shall be borne by the LESSEE in full.
- 6) The LESSOR and LESSEE agree that the common lobby area admeasuring 275 sft will be for the exclusive use of the two offices forming part of premises bearing No. 5-4-187/3 & 4/5 admeasuring 1,775 sft of super-built-up area.

THE LESSEE HEREBY COVENANTS AS UNDER:-

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

For M. C. Modi Educational Trust

X

Trustee



[Handwritten Signature]

- 8) The LESSEE shall permit the LESSOR or anyone authorised by it to inspect the demised portion at all reasonable hours of the day.
- 9) The LESSEE agreeable pay the property tax and other taxes pertaining to the leased premises.

THE LESSORS HEREBY COVENANTS AS UNDER:-

1. The LESSOR agreed 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.
2. The LESSOR agreed to allow the LESSEE to remove the electrical fittings, false ceiling, air conditioning and any other such system that the LESSEE has installed at their own cost at the time of vacating the floor on the expiry of the lease or on termination of the lease.

DESCRIPTION OF THE DEMISED PORTION

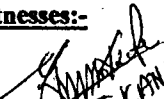
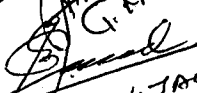
All that portion consisting of the office space situated on the first floor of the building known as Soham Mansion, forming part of premises bearing No. 5-4-187/3 & 4/5, Situated at M G Road, Secunderabad - 500 003, admeasuring about 950 sft of super built up area and 275 Sq.ft of common lobby area and bounded by

North : Premises occupied by M/s. Forvol International Ltd.
 South : Neighbors Building.
 West By : Open Land and Basement portion occupied by Bank of Baroda.
 East By : Balance portion of 5-4-187/3 & 4/5 and premises occupied by Deepika Chit Fund Pvt Ltd.

and as delineated in the plan attached hereto.

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

Witnesses:-

1. 
G. KANTHAPPA
2. 
(S.H. JACOBS)

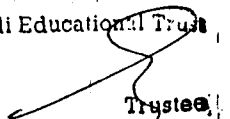


LESSEE



LESSOR

For M. C. Modi Educational Trust

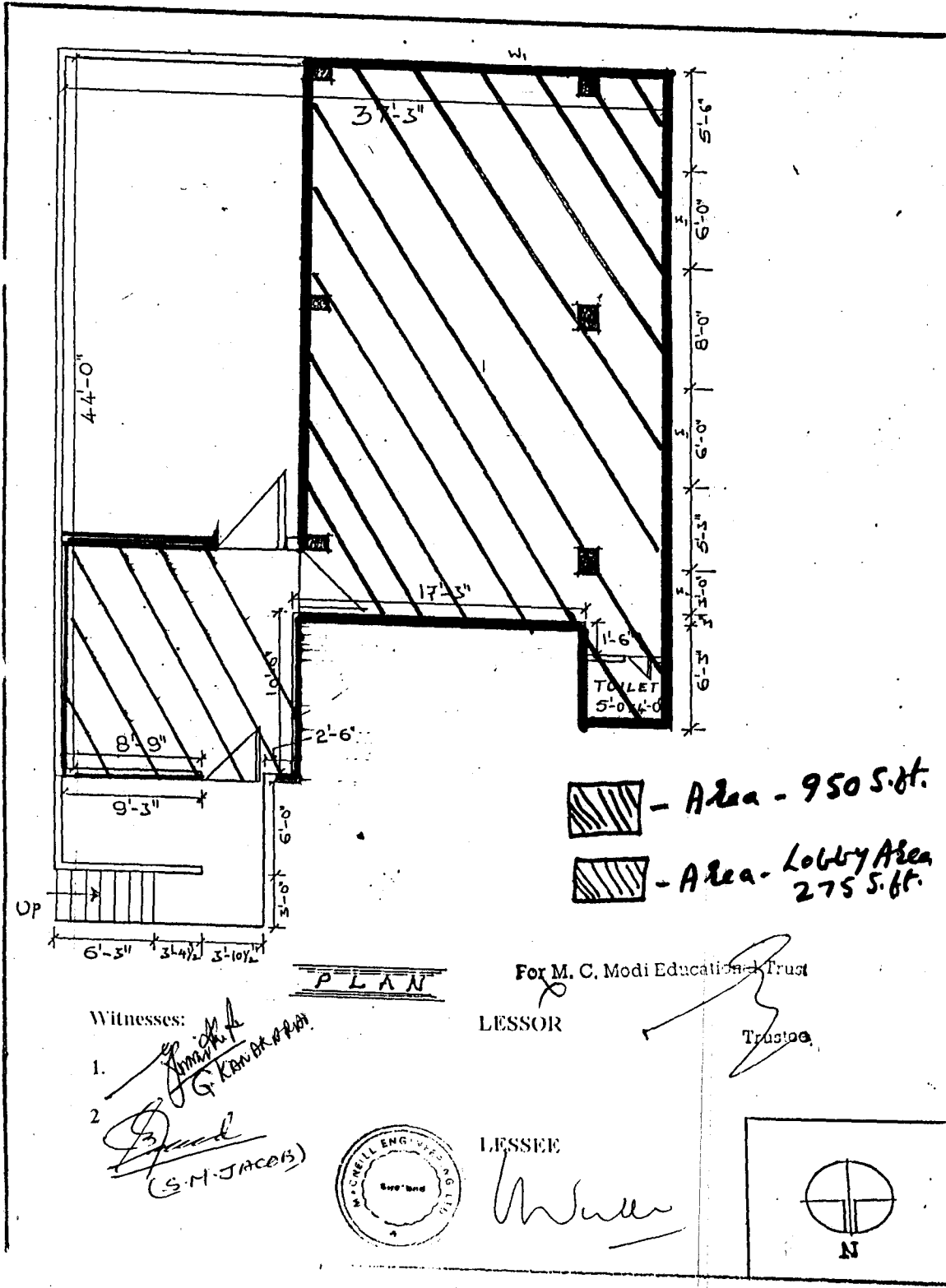

Trustee

Plan for Lease Agreement for the Premises bearing No. 5-4-187/3 & 4/5, First Floor of the Building Soham Mansion, situated at M. G. Road, Secunderabad - 500 003.

LESSOR: M.C. Modi Educational Trust

LESSEE: Macneil Engineering Ltd

Area: 950 Sq.ft and 275 Sq.ft of common lobby area.



PLAN

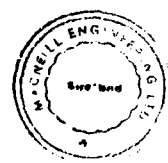
For M. C. Modi Educational Trust

Witnesses:
 1. *[Signature]*
 2. *[Signature]*
 (S.M. JACOB)

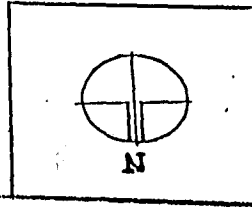
LESSOR

Trustee

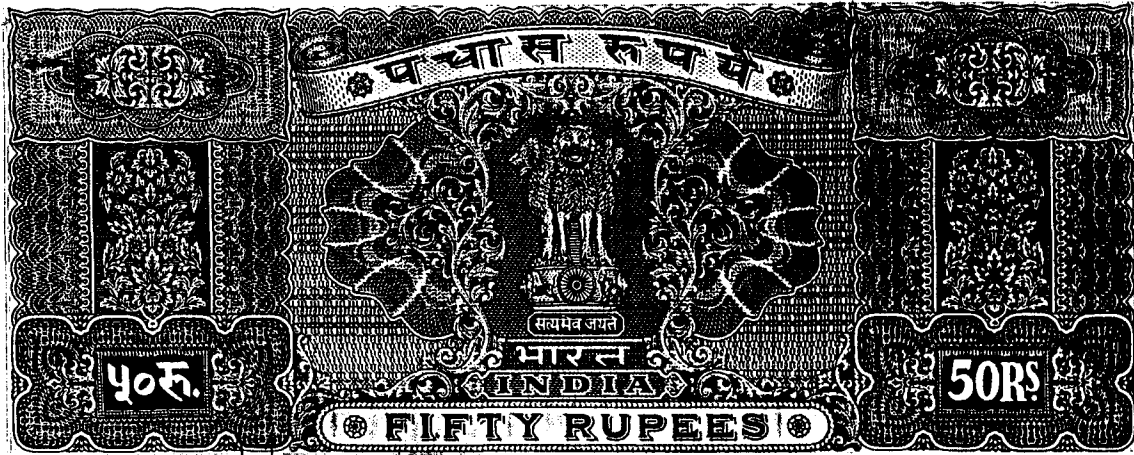
LESSEE



[Signature]



50 Rs.



Sl. No. 7185 Date 23/11/2000 50
 Sold to Mahesh
 S/o. B/o. M. C. Modi
 For M.C. Modi Educational Trust

Signature
K. Satish Kumar
 S.V.L.No 13/2000
 5-2-39, PREMAVA 'HIPE' (V)
 B.NAGAR (M), B.B. DIST.

GENERAL AMENITIES AGREEMENT

This GENERAL AMENITIES AGREEMENT executed at Secunderabad, on this the 24th day of November, 2000 by and between:-

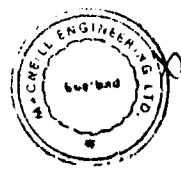
M/s. Macneil Engineering Ltd., having its office at 5-4-187/2, M.G.Road, Secunderabad - 500 003 represented by its Regional Manager (Southern Region) Mr. V C Muthu, S/o. Late Dr. D V G Muthu, hereinafter referred to as the "HIREE" (which term shall mean and include whenever the context may so require its successors-in-interest)

AND

M. C. Modi Educational Trust, having its office at 5-4-187/3 & 4, 3rd Floor, Soham mansion, M. G. Road, Secunderabad - 500 003, and represented by its Trustee Shri. Pramod Modi, S/o. Late Shri. Manilal C. Modi, hereinafter referred to as the "OWNER" (which term shall mean and include whenever the context may so require its successors-in-interest.)

For M. C. Modi Educational Trust

Signature
 Trustee



Signature

WITNESSETH

The HIREE has obtained on lease vide Lease Agreement dated 24th November 2000, the office space, situated on the First Floor of the building known as Soham Mansion, forming a portion of premises bearing No. 5-4-187/3 & 4/5, situated at M. G. Road, Secunderabad – 500 003 having a super built area of about 950 sft, and 275 S.ft of common area, from the OWNER. At the request of the HIREE, the OWNER has agreed to provide amenities to the HIREE more fully described in the schedule. The HIREE has agreed to pay amenities charges for the said amenities apart from the rent payable to the OWNER.

NOW THIS DEED WITNESSETH AS UNDER:

1. The HIREE shall pay amenities charges of Rs. 4,000/- (Rupees Four Thousand Only) per month apart from and along with the rent payable.
2. The HIREE shall enhance the amenities charges by 7% compounded at the end of every year.
3. The HIREE shall pay the amenities charges for each month on or before the 7th day of the succeeding month to the OWNER.
4. The HIREE shall not be entitled to surrender the usage of amenities as long as the tenancy is subsisting.
5. Any default in the payment of amenities charges shall be deemed to be a breach of the covenants of tenancy and the OWNER shall be entitled to determine the lease and the HIREE shall give vacant possession of the tenancy.
6. The HIREE shall pay building maintenance charges amounting to Rs. 435/- (Rupees Four Hundred and Thirty Five Only) per month to the OWNER, or to any other party that the owner may direct, towards the maintenance of common areas, security, water charges, etc. subject to increase from time to time.

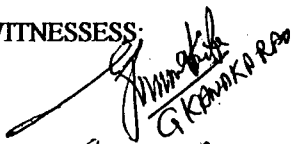
PARTICULARS OF AMENITIES:

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

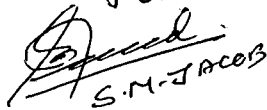
IN WITNESS WHEREOF the HIREE and the OWNER have signed these presents on the date and at the place mentioned above.

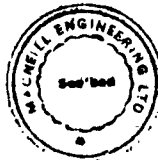
WITNESSES:

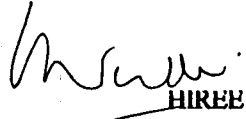
1.


G. K. RAO

2.

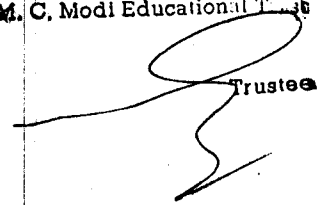

S. M. JACOB




HIREE

OWNER

For M. C. Modi Educational Trust


Trustee