



S. No. 737 Date 10.04.2000 Rs. 100/- 40739

Sold to M.C. Modi Educational Trust

S/o

For Whom Subodh

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

LEASE AGREEMENT

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

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

AND

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

For M. C. Modi Educational Trust

Trustee

For MARVEL WEAVES LIMITED

Managing Director

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

For M. C. Modi Educational Trust

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

KNOW ALL MEN BY THESE PRESENTS THAT in pursuance of the rent hereby reserved and the covenants agreed specified hereunder, the LESSOR doth hereby grant and the LESSEE doth hereby taken on lease the said premises on the following terms and conditions:-

- 1) The LESSEE shall pay a rent of **Rs. 5,288/-** (Rupees Five Thousand Two Hundred and Eighty Eight Only) per month exclusive of Water and Electricity consumption charges and subject to the clause pertaining to the enhancement of rent contained hereunder.
- 2) The LESSEE has paid an amount of Rs. 1,20,000/- (Rupees One Lakh and Twenty Thousand Only) as Security Deposit which shall be refunded by the LESSOR to the LESSEE at the time of vacating and satisfactory handing over of the premises. The LESSEE shall not be entitled to any interest on the Security deposit lying with the LESSORS.
- 3) The lease shall be for a period of six years, commencing from 1st day of April 2000. This agreement of lease between the said LESSOR and the said LESSEE can be terminated by the LESSEE with an advance notice of six months.
- 4) The lease has commenced from 1st April 2000.

THE LESSEE HEREBY COVENANTS AS UNDER:-

- 1) The LESSEE shall pay the rent regularly per each month on or before the 5th day of the succeeding month to the LESSOR.
- 2) The LESSEE shall pay and bear the Water and Electricity consumption charges apart from the rent.
- 3) The LESSEE shall keep the demised portion in a neat and habitable condition.
- 4) The LESSEE shall carryout all minor repairs and regular maintenance by way of color wash etc., at its own cost.
- 5) The LESSEE shall utilize the demised portion for its office and for any other allied business, but shall not use the said portion for residence or any illegal activity.
- 6) The LESSEE shall not sub-let any portion of the premises or transfer the rights under this Lease in favour of anyone EXCEPT the following persons/PRESENT sister concerns of the LESSEE.

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

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

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

For M. C. Modi Educational Trust

Trustee

MANVEL WEAVES LIMITED
P. Alurup
Managing Director

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

THE LESSORS HEREBY COVENANTS AS UNDER:-

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

DESCRIPTION OF THE DEMISED PORTION

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

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

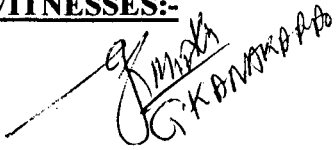
The area measuring about 500 sft. of the second floor situated at 5-4-187/3 & 4, M. G. Road, Secunderabad, and bounded on the :

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

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

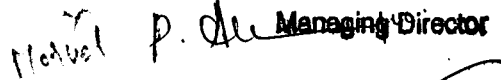
WITNESSES:-

1.



2.

**For MARVEL WEAVES LIMITED
(1) LESSEE**

 Managing Director

(2) LESSOR

For M. C. Medi Educational Trust

 Trustee



Handwritten notes and signatures in the left margin, including the number '739' and '1062000'.

Handwritten notes and signatures in the right margin, including the name 'L. Ch...'.

GENERAL AMENITIES AGREEMENT

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

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

AND

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

For M. C. Modi Educational Trust

PM

Handwritten signature of Pramod Modi

Handwritten signature of P. Abhimanyu Raja

For MARVEL WEAVES LIMITED

Handwritten signature of P. Abhimanyu Raja

Managing Director

The **HIREE** has obtained on lease about 3500 sft. on the second floor of the building known as Soham Mansion, situated at 5-4-187/3 & 4, M. G. Road, Secunderabad from the **OWNER** vide lease Agreement dated 10/04/2000. At the request of the **HIREE**, the **OWNER** has agreed to provide amenities to the **HIREE** more fully described in the schedule. The **HIREE** has agreed to pay amenities charges for the said amenities apart from the rent payable to the **OWNER**.

NOW THIS DEED WITNESSETH AS UNDER:-

1. The **HIREE** shall pay amenities charges of Rs. 14,512/- (Rupees Fourteen Thousand Five Hundred and Twelve Only) per month apart from and along with the rent payable.
2. The **HIREE** shall increase the amenities charges by 20% from 1st February 2001. There after the **HIREE** shall enhance the amenities charges by 20% compounded at the end of every three years.
3. The **HIREE** shall pay the amenities charges for each month on or before the 5th day of the succeeding month to the owner.
4. The **HIREE** shall not be entitled to surrender the usage of amenities as long as the tenancy is subsisting.
5. Any default in the payment of amenities charges shall be deemed to be a breach of the covenants of tenancy and the **OWNER** shall be entitled to determine the lease and the **HIREE** shall give vacant possession of the tenancy.

PARTICULARS OF AMENITIES:-

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

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

WITNESSES:-

1.

2.

[Handwritten signature]
S. K. RAO

HIREE
FOR MARVEL WEAVES LIMITED
[Handwritten signature]
Managing Director

OWNER
For M. C. Modi Educational Trust
[Handwritten signature]
Trustee