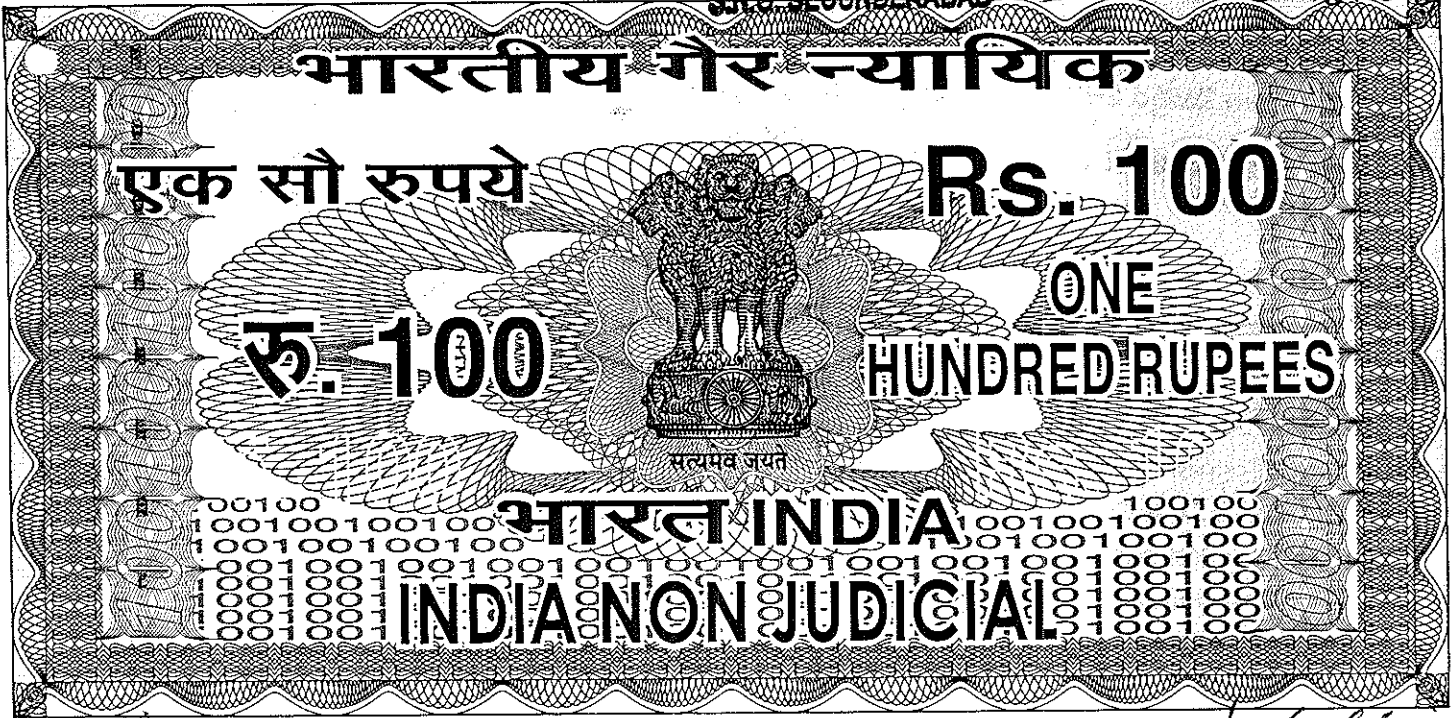


SCANNED

DOCUMENT NO: 987/2009
S.P.O. SECUNDERABAD

OF BOOK-1
R99/09
Original



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

L. Chinnij
S 837884
LEELA G CHIMALG
STAMP VENDOR
Licence No.1/2009
5-4-7E/A, Cellar Ranigunj,
SECUNDERABAD-500 003.

4800 27/6/09 Rs. 100/-
SI. No. Date Rs.
Sold To..... S. Mahesh
S/o..... S. B. S. Prakash
For Whom..... S. Sai Enterprises

LEASE AGREEMENT

This Lease Agreement executed at Secunderabad on this the 29th day of June 2009 by and between:

M. C. Modi Educational Trust, a public charitable trust, having its office at 5-4-187/3&4. Soham Mansion, II floor, M.G. Road, Secunderabad – 500 003 represented by its Trustees

- 1) Shri Pramod Modi S/o. Late Shri Manilal C Modi, aged about 68 years, Occupation: Business,
 - 2) Shri Soham Modi, S/o. Shri Satish Modi, aged about 39 years, Occupation: Business,
- hereinafter referred to as the LESSOR (which term shall mean and include whenever the context may so require his successor-in-interest).

AND

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 55 years, Occupation: Business, hereinafter referred to as the LESSEE (which term shall mean and include whenever the context may so require its successors-in-interest).

For SHRI SAI ENTERPRISES For M. C. Modi Educational Trust For M. C. Modi Educational Trust

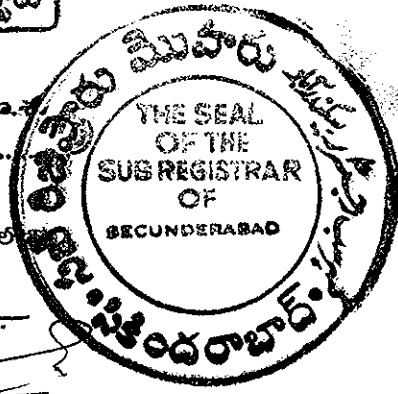
[Signature] *[Signature]* *[Signature]*

Partner Trustee Trustee

Ar
1127
CS
970

క పుస్తకము..... 9.87/2009
 దస్తవేజుల మొత్తం కాగితముల సంఖ్య..... 10
 ఈ కాగితము పేజీల సంఖ్య..... 1
 నవ-రిజిస్ట్రారు

2009 సంవత్సరము... నెల... 29... తేది 1981...
 ఆంధ్రప్రదేశ్ మానం... కేంద్ర... తెలంగాణ... 4... మరియు...
 గంటల మార్గ సికింద్రాబాద్ సబ్-రిజిస్ట్రారు కార్యాలయములో
 శ్రీ... రిజిస్ట్రారు... రిజిస్ట్రేషన్ నెంబరు... 1908...
 సెక్షన్ 32 ఆనుసరించి సమర్పించవలసిన ఫోటో గ్రాఫులు మరియు
 వేలిముద్రలతో సహా దాఖలు చేసి రుసుము రూ... 24,645/-
 పలానుద్యారా చెల్లించినారు.



వ్రాసేయించినట్లు ఒప్పుకున్నది
 ఎడమ బొటన వ్రేలు



Name..... Pramod modi
 S/o.W/o.D/o..... Late Manjal C. Modi
 OCC..... Business
 R/o..... 5-4-187/3 & 4, 2nd floor
 Soham mansion, Mr. G. Road,
 Sec Bad.

ఎడమ బొటన వ్రేలు
 Jh. Modi



Name..... Soham modi
 S/o.W/o.D/o..... Satish modi
 OCC..... Business
 R/o..... 5-4-187/3 & 4, 2nd floor
 Soham mansion, Mr. G. Road, Sec Bad.

ఎడమ బొటన వ్రేలు
 JK



Name..... Prakash Challa
 S/o.W/o.D/o..... Justice Challa. Kondalab
 OCC..... Business
 R/o..... 8-2-195/2, Road No. 10,
 Banjara Hills, Hyderabad

- A. WHEREAS the **LESSOR** is the absolute owner of the 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.
- B. WHEREAS the **LESSOR** is a charitable trust and is desirous of generating a regular income from the above referred premises, for its charitable activities and to meet the aims and objectives of the trust. The **LESSOR** has neither the expertise nor the resources to develop the land and / or renovate the existing structures, with the result, for a number of years there has been no regular income from the premises. The **LESSOR** has therefore given on lease the property to the Lessee who is capable of renovating and generally improving the property at its own cost, so that it can be put to proper use, thereby generating a regular monthly income for the **LESSOR**.
- C. Whereas the **LESSOR** has executed a lease agreement dated 10.06.2005 registered as document no. 944/2005 in favour of the **LESSEE** for the above said premises. As per the terms of lease the **LESSEE** has been regularly paying the rent to the **LESSOR**. The said lease was for a period of 5 year commencing on 15.06.2005 and ending on 14.06.2010. As per the said lease the **LESSEE** was entitled to sub-lease the said premises to any third party.
- D. WHEREAS the **LESSEE** has approached the **LESSOR** to renew the lease for the premises bearing no. 1-8-179, situated at S.D. Road, Secunderabad admeasuring about 2,000 sq. yds. along with constructions / sheds admeasuring about 10,600 sft., hereinafter referred to as the Scheduled Premises, more particularly described at the foot of this agreement, on an 'as is where is' basis, for further period of 9 years to enable the **LESSEE** to sub-lease the premises for a longer period to a prospective customer. The **LESSEE** has agreed to renovate and/or make additions and alterations to the Scheduled Premises at its own risk and cost.
- E. WHEREAS the **LESSEE** has requested the **LESSOR** to renew the lease and **LESSOR** has agreed to renew the lease of the Scheduled Premises on the terms and conditions specified hereunder:

THE LESSOR AND THE LESSEE JOINTLY HEREBY COVENANTS AS UNDER:

1. The **LESSEE** shall pay a rent of **Rs. 2,23,350/- (Rupees Two Lakh Twenty Three Thousand Three Hundred and Fifty only)** per month exclusive of Water and Electricity consumption charges and Municipal Taxes (60% towards rent and 40% towards amenities charges like provision of open space for parking, water supply, electric supply, etc.) and subject to the clause pertaining to the enhancement of rent contained hereunder.

For SHRI SAI ENTERPRISES


Partner

For M. C. Modi Educational Trust



క ప్రస్తుతము..... 987/2009
 ఉన్నతవేజుల మొత్తం కాగితముల సంఖ్య... 10
 ఈ కాగితము వరుస సంఖ్య..... 2
 సబ్-రిజిస్ట్రారు

సూచించవలె

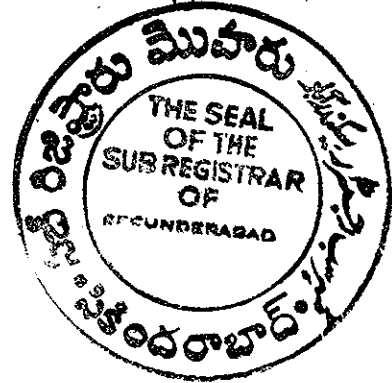
1. Preparation

A. Dilip Kumar

Name..... K. Prabhakar Reddy
 S/o.W/o.D/o..... K. P. Reddy
 OCC..... Service
 R/o..... S. H. 1877, 2 & 4
 M. G. Road, Sec'Bad

Name..... A. Dilip Kumar
 S/o.W/o.D/o..... A. Vishwanath Rao
 OCC..... Business
 R/o..... 125 Annam Sadan
 Karadiguda, Sec'Bad.

2009 వ సం॥ జూన్ నెల 29 వ తేది సబ్-రిజిస్ట్రారు
 1931 తా.సం॥ ఆదారు ముసము & వ తేది

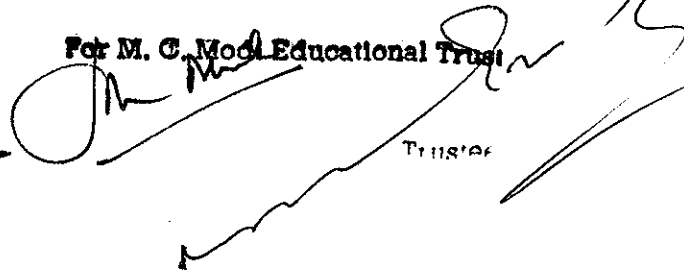


2. The lease shall be for a period of nine years commencing from the 15th day of June 2010.
3. This lease agreement shall be renewed at the end of every 9 years on mutually agreed terms.
4. The expenses of stamp duty and registration charges of this agreement in duplicate and all other incidental expenses shall be borne by the **LESSEE** and the **LESSOR** equally.
5. That the **LESSEE** shall be entitled to renovate the Scheduled Premises in the manner the **LESSEE** deems fit and proper without any objection or hindrance from the **LESSOR**, at its own risk and cost. However, the **LESSEE** shall keep the **LESSOR** informed in writing from time to time about any major structural changes or renovations that the **LESSEE** intends to make.
6. That the cost of renovation / alterations to the Scheduled Premises including enhancement of water and electricity supply shall be borne by the **LESSEE** only. The **LESSOR** is handing over the premises on as is where is basis and the **LESSEE** shall not raise any objections on this count.
7. The **LESSOR** agrees to co-operate with the **LESSEE** in signing all applications, affidavits, representations etc., that may be necessary for the renovations / alterations including for enhancement of water and electricity supply.
8. The **LESSEE** shall apply for and obtain the necessary permissions that may be required for renovation / alteration from the statutory authorities at its own risk and cost.
9. That the **LESSEE** shall be entitled to sub-lease the Scheduled Premises in part or full to any third party on such terms and conditions as it may deemed fit and proper. However, the **LESSEE** shall keep the **LESSOR** informed in writing about all sub-leases that the **LESSEE** intends to enter into.
10. That the **LESSEE** shall be entitled to sub-lease the Scheduled Premises to any third party, for which no further consent of the **LESSOR** shall be required. The **LESSEE** shall be entitled to enter into to registered sub-lease agreements with third parties without any further reference to or consent of the **LESSOR**, however subject to the **LESSEE** keeping the **LESSOR** informed about all such sub-lease(s).
11. The **LESSEE** shall ensure that the sub-lessee(s) shall be bound by all the terms and conditions of this agreement.

For SHRI SAI ENTERPRISES


Partner

For M. C. Mod Educational Trust


Trustee

ఓ పుస్తకము..... 98.7/2009
 దస్తావేజుల మొత్తం కాగితముల సంఖ్య..... 10
 ఈ కాగితము వరుస సంఖ్య..... 3
 నవ్-రిజిస్ట్రారు

ENDORSEMENT
 Certified that following amounts have been
 Paid in respect of document,

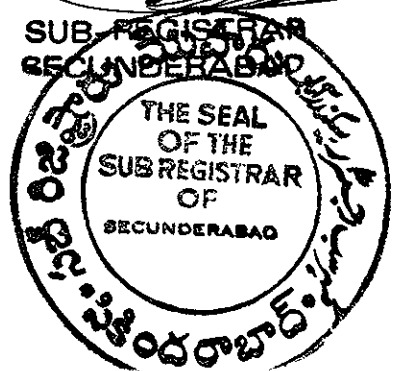
- I. Stamp Duty:**
- In the shape of stamp papers.....Rs.: 100/-
 - In the shape of challan (u/s 41 of I.S. Act 1959).....Rs.: 248950/-
 - In the shape of cash.....Rs.: ---
 - Adjustment of Stamp Duty.....Rs.: ---
- II. Transfer Duty:**
- In the shape of stamp papers.....Rs.: ---
 - In the shape of cash.....Rs.: ---
- III. Registrar's Fee:**
- In the shape of stamp papers.....Rs.: 24645/-
 - In the shape of cash.....Rs.: ---
- IV. User Charges:**
- In the shape of stamp papers.....Rs.: 100/-
 - In the shape of cash.....Rs.: ---
- Total Rs.: 273795/-

Vide Challan No. 863594
 Dated: 2-9-09
 SUB-REGISTRAR
 SECUNDERABAD

Rs. 248950/- towards
 Stamp Duty including Transfer Duty U/s 41 of I. S. Act
 and Rs. ---
 towards Registration fee on the assessable value of
 Rs. 3286000/- were paid by the party
 through SBH Receipt Number 863594
 dated 2-9-09 at Madadiguda Branch.

NOTE: ONE COPY HAS BEEN REGISTERED
 ALONG WITH ORIGINAL

SUB-REGISTRAR
 SECUNDERABAD.



12. The **LESSEE** shall pay the rent regularly each month on or before the 10th day of the succeeding month to the **LESSOR**.
13. 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.
14. The **LESSEE** shall pay and bear the water consumption charges that may be levied from time to time apart from the rent. The **LESSEE** shall be free to enhance the water supply by addition of bore wells and / or water supply lines through the concerned authorities at its own cost.
15. The **LESSEE** shall keep the demised portion in a neat and habitable condition.
16. The **LESSEE** shall carry out all repairs and regular maintenance including renovation at its own cost.
17. The **LESSEE** shall enhance the rent by 5% at the end of every year on the then existing rent.
18. The **LESSEE** shall permit the **LESSOR** or anyone authorised by it to inspect the demised portion at all reasonable hours of the day.
19. The **LESSEE** shall pay the municipal / property taxes and any other taxes and / or levies pertaining to the Schedule Premises, ~~for an amount of~~ *Rs. 50,000/-*
20. On the expiry of this lease or on termination of the lease agreement the **LESSEE** shall handover vacant possession of the Scheduled Premises including all the permanent structures / constructions made on the Scheduled Premises free of cost to the **LESSOR**. The **LESSEE** shall not under any circumstances claim compensation for the permanent construction / structures made on this Scheduled Premises.
21. 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.
22. The **LESSOR** 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.

For SHRI SAI ENTERPRISES

[Signature]
Partner

For M. C. Modi Educational Trust

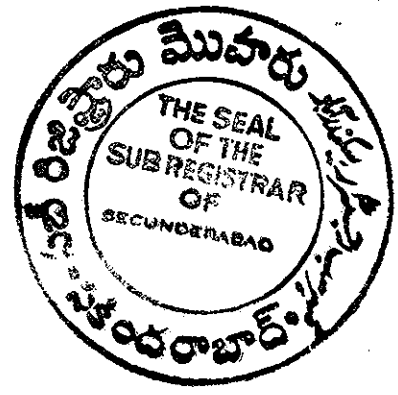
[Signature]
Trustee

ప పుస్తకము.....9.87.12009.....
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 ఈ కాగితము వరుస సంఖ్య.....4.....
 సబ్ రిజిస్ట్రారు

CERTIFICATE OF REGISTRATION

Registered as Doct. No.....987.....of 2009
 (193/SC) of Book.....I.....and
 assigned the Identification Number
 1606...I...970...2009 for Scanning.

Date: 3-7-2009 Registering Officer



CERTIFICATE

The document has been scanned with the Identification

No. 1606...I...987...of 2009
 Signature of Registering Officer

DESCRIPTION OF THE SCHEDULED PREMISES

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

North By	: Neighbors' land
South By	: 40' private road & Usha Kiran Complex
East By	: Public road
West By	: Land and building belonging to Haryana Seva Sangh

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

WITNESSES:

1.

Prasanna

2.

A. S. Kumar

For M. G. Modi Educational Trust

LESSOR

1.

[Signature]
Trustee

2.

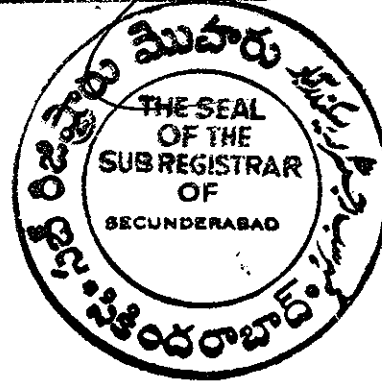
[Signature]

For SHRI SAI ENTERPRISES
LESSEE

[Signature]
Partner

న పుస్తకము.....9.8.7/2009.....
దస్తావేజుల మొత్తం కాగితముల సంఖ్య.....10.....
ఈ కాగితము వరుస సంఖ్య.....5.....

సబ్-రిజిస్ట్రారు



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

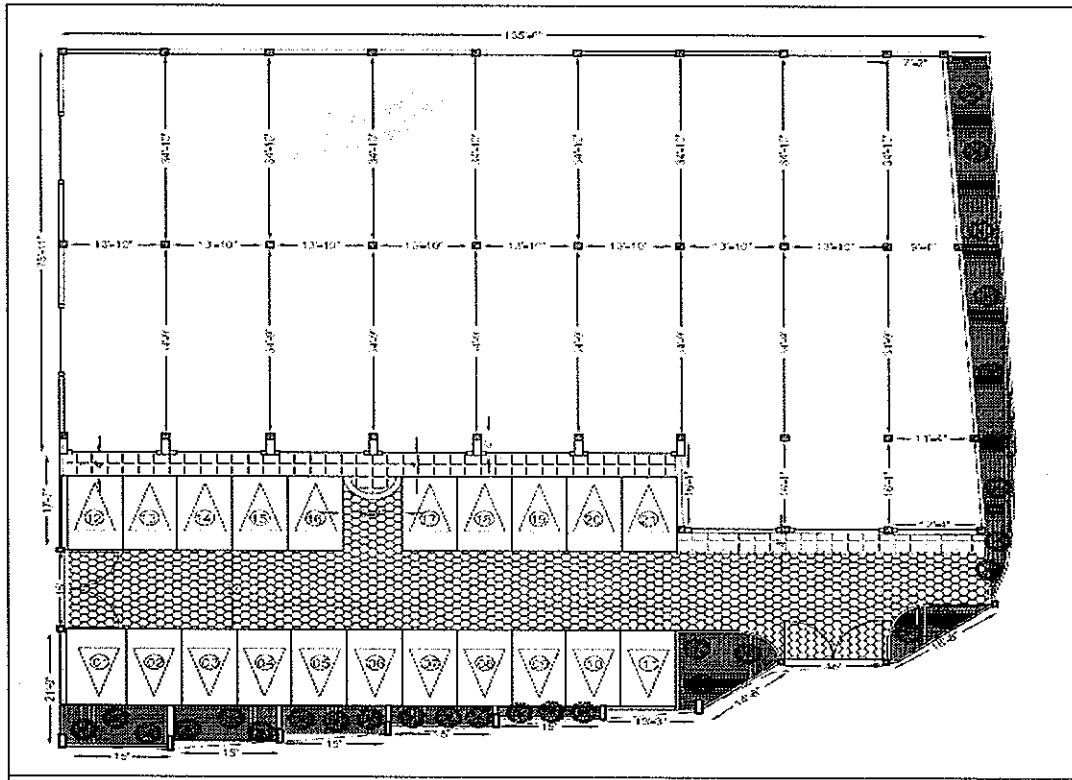
LESSOR M. C. Modi Educational Trust, a public charitable trust, represented by its Trustees

- 1) Shri Pramod Modi S/o. Late Shri Manilal C Modi
- 2) Shri Soham Modi, S/o. Shri Satish Modi

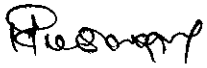
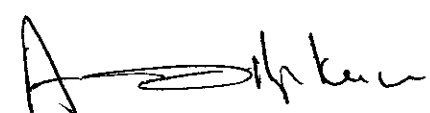
LESSEE M/s. Shri Sai Enterprises, a registered partnership firm represented by its Managing Partner Shri Prakash Challa, S/o. Justice Challa Kondaiah

Boundaries:

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



WITNESSES:

1. 
2. 

For M. C. Modi Educational Trust
LESSOR

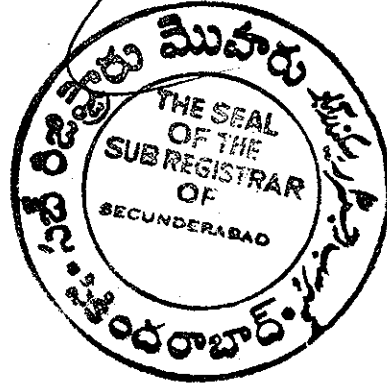
1.  Trustee

2. 

LESSEE
For SHRI SAI ENTERPRISES

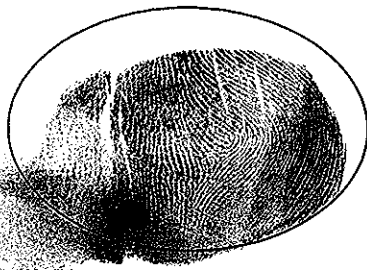
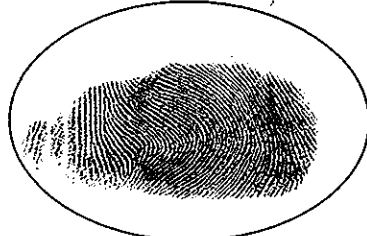
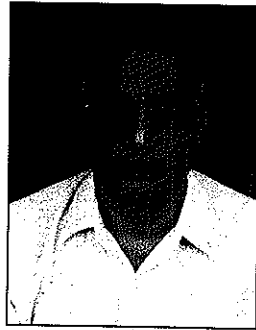
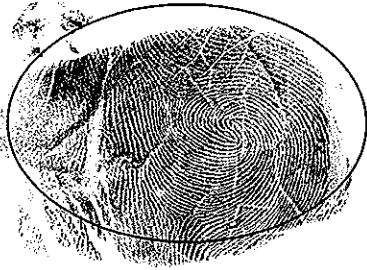

 Partner

ప పుస్తకము.....9.8.7/2009.....
దస్తావేజుల మొత్తం కాగితముల సంఖ్య.....10.....
ఈ కాగితము వదుల సంఖ్య.....6.....
సబ్ రిజిస్ట్రారు



**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
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LESSOR:

M. C. MODI EDUCATIONAL TRUST
 HAVING ITS OFFICE AT 5-4-187/3 & 4
 2ND FLOOR, SOHAM MANSION
 M. G. ROAD, SECUNDERABAD - 500 03
 REPRESENTED BY ITS TRUSTEES
 1. SHRI. PRAMOD MODI
 S/O. LATE SHRI. MANILAL C. MODI
 9394700101

2. SHRI. SOHAM MODI
 S/O. SHRI. SATISH MODI
 R/O. 5-4-187/3 & 4
 2ND FLOOR, SOHAM MANSIN
 M. G. ROAD
 SECUNDERABAD - 500 003

LESSEE:

M/S. SRI SAI ENTERPRISES
 HAVING ITS OFFICE AT 8-2-595/3
 ROAD NO. 10, BANJARAHILLS
 HYDERABAD REPRESENTED BY
 ITS MANAGING PARTNER
 SHRI. PRAKASH CHALLA
 S/O. SHRI. JUSTICE CHALLA KONDAIAH

SIGNATURE OF WITNESSES:

- 1.
- 2.

For M. C. Modi Educational Trust

SIGNATURE(S) OF LESSOR

For SHRI SAI ENTERPRISES

SIGNATURE(S) OF LESSEE

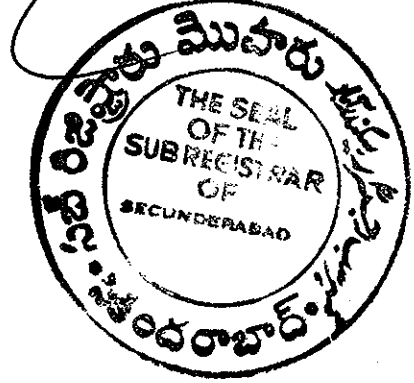
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ప పుస్తకము..... 987/2009

దస్తావేజుల మొత్తం కాగితముల సంఖ్య.. 10

ఈ కాగితము పదున సంఖ్య..... 7

నల్ల-రిజిస్ట్రారు



भारत सरकार भारत सरकार भारत सरकार भारत सरकार
 GOVERNMENT OF INDIA
 भारत सरकार भारत सरकार भारत सरकार भारत सरकार

भारत REPUBLIC OF INDIA

प्रकार/Type: IND
 देश/सूचना: IND
 21061439

नाम/Name: PRANOD CHANDEA MANILAL
 जाति/Religion: INDIAN
 जन्म स्थान/Place of Birth: MODI
 जन्म तिथि/Date of Birth: 21.09.1944

स्थान/Place of Issue: SEQUUNDERABAD
 जारी तिथि/Date of Issue: 28.6.1999
 समाप्त तिथि/Date of Expiry: 27.6.2009

सं. / Address: 1-8-165
 P. C. ROAD
 SEQUUNDERABAD
 ANDHRA PRADESH

सं. / Telephone No. (संख्या नहीं खाली छोड़ें)

1. नाम/Name: _____
 2. जन्म तिथि/Date of Birth: _____
 3. लिंग/Sex: _____

3. इस पत्रिका में 60 पृष्ठ हैं। (This passport contains 60 pages.)

ABMPM6725H / PERMANENT ACCOUNT NUMBER

श्री नाम: SOHAM SATISH MODI
 पिता का नाम/पिता का नाम: SATISH MANILAL MODI

18-10-1969

Chief Commissioner of Income-tax, Andhra Pradesh

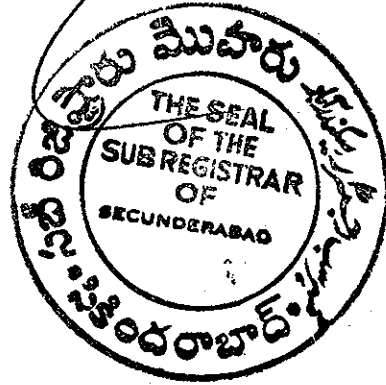
Signature: *Soham Modi*

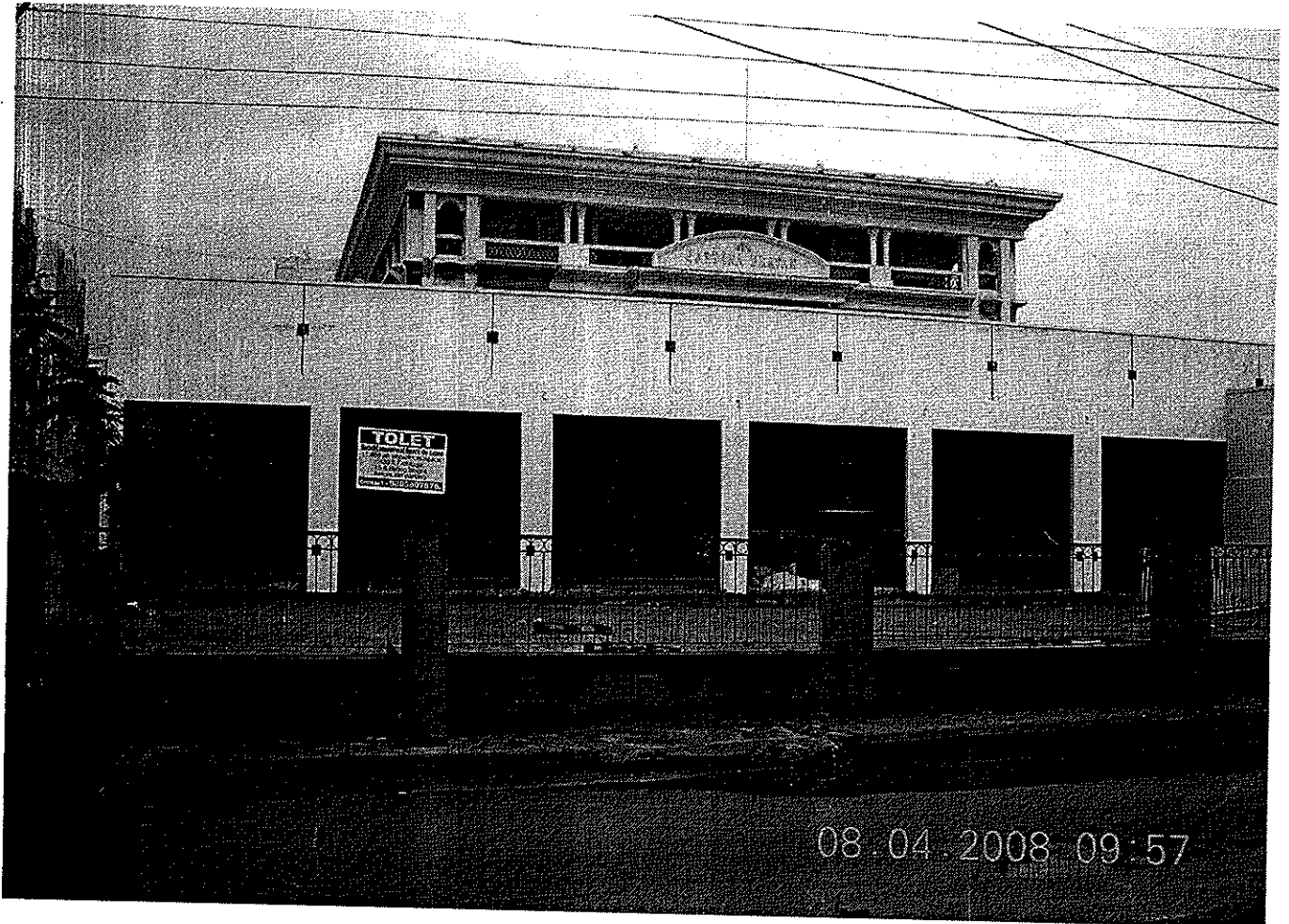
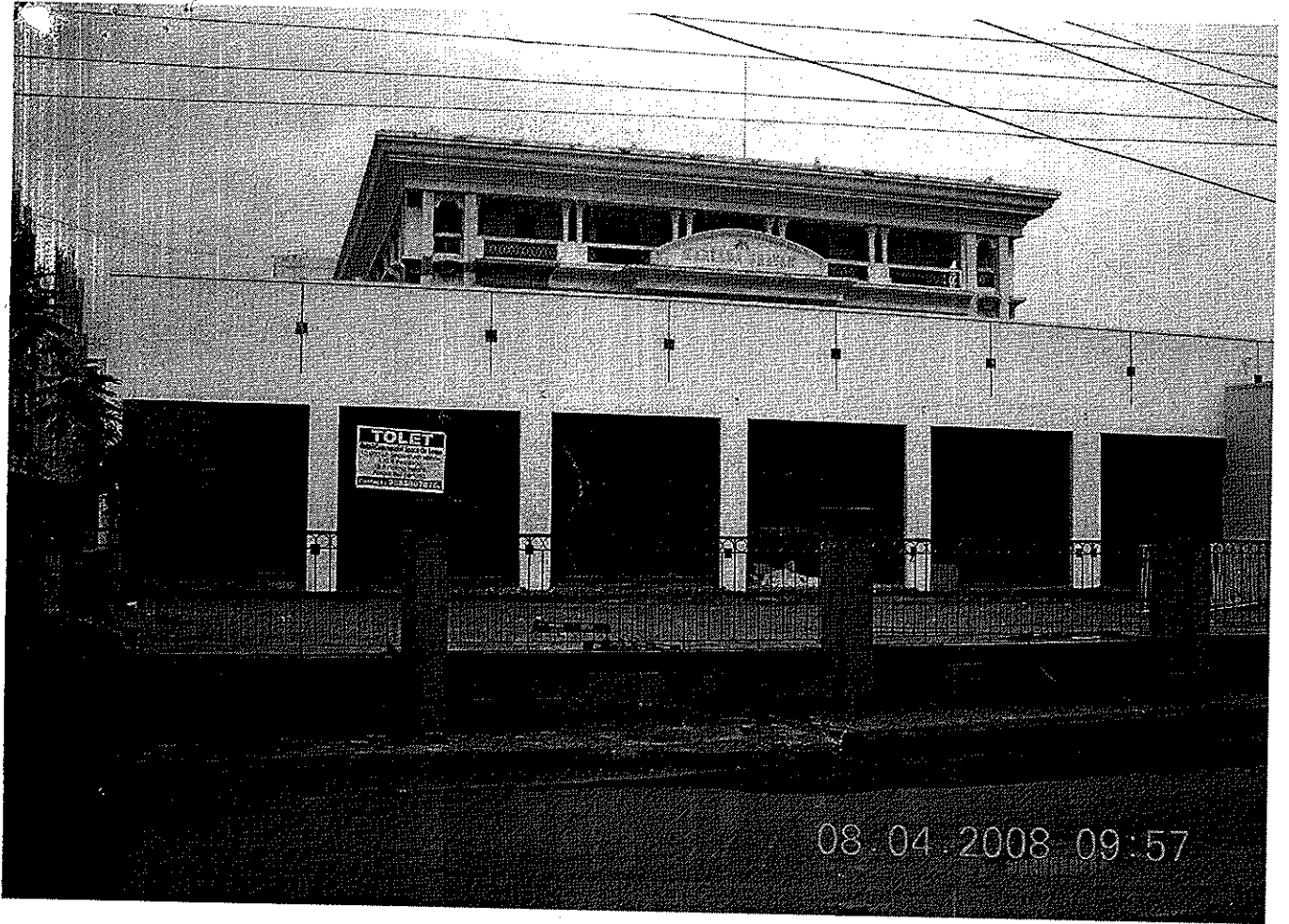
త పుస్తకము..... 9.87/2009

దస్తావేజుల మొత్తం కాగితముల సంఖ్య... 10

ఈ కాగితము పదున సంఖ్య..... 8

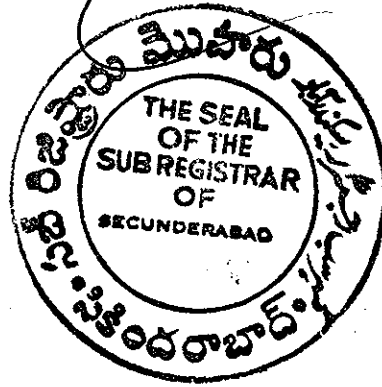
నవ-రిజిస్ట్రారు





1 వ పుస్తకము..... 984/2009.....
దస్తావేజుల మొత్తం కాగితముల సంఖ్య..... 10.....
ఈ కాగితము వదుల సంఖ్య..... 9.....

సబ్-రిజిస్ట్రారు



DRIVING LICENCE
 DLRAP009297272004
 CHALLA PRAKASH
 JUSTICE C. MADDAIAH
 F.NO. 582 HOUNT KAILASH APTS
 RD. NO. 2 BANJARA HILLS
 01/10/2004
 Licensing Authority
 RTA-HYDERABAD-CZ

841279/04

<u>Class Of Vehicle</u>	<u>Validity</u>
LMV,MCWG	30/09/2009

Non-Transport
Transport
Hazardous Validity
Badge No.
Original No. 1112211974
Original LA. RTA HYDERABAD - CENTRAL
DOB 28/10/1953
Blood Gr.
Date of 1st Issue 31/08/1974

4 వ పుస్తకము.....9.8.1/2009.....

దస్తావేజుల మొత్తం కాగితముల సంఖ్య...10.....

ఈ కాగితము వరుస సంఖ్య...10.....

సబ్-రిజిస్ట్రారు

