

SCANNED

DOCUMENT NO:

988/2009

OF BOOK-1

200/09  
Original



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

837883

**LEELA G CHIMAL**  
STAMP VENDOR  
Licence No. 1/2009  
5-4-75/A, Gollar Ranigun  
SECUNDERABAD-500 00

4799      27/6/09      See

Sl.No.....Date.....Rs.....100.....

Sold To.....*S. Mahesh*.....

S/o.....*S. B. K. S. Ch. Pathi*.....

For Use.....*Shri Sai Enterprises*.....

LEASE AGREEMENT

This LEASE AGREEMENT is made and executed at Secunderabad, on this the 29<sup>th</sup> day of June, 2009 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 Kondiah, aged about 55 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. Ultimate Hospitality Services Pvt. Ltd., a private limited company incorporated under the Companies Act, 1956 having its principal office at Banjara Hills, Road No. 14, H. No. 8-2-287/11/A/4, Hyderabad - 500 034 represented by its authorized representative Mr. Gandra Praveen Rao (Chairman & Managing Director), S/o. Shri. G. Ranaga Rao, aged about 40 years, R/o. of Flat No. F1, Vendantha Villa, Plot No. 221/A, MLAs Colony, Road No.12, Banjara Hills Hyderabad, hereinafter referred to as the "LESSEE" (which term shall mean and include whenever the context may so

For SHRI SAI ENTERPRISES

Page 1 of 7

For Ultimate Hospitality Services Pvt. Ltd.

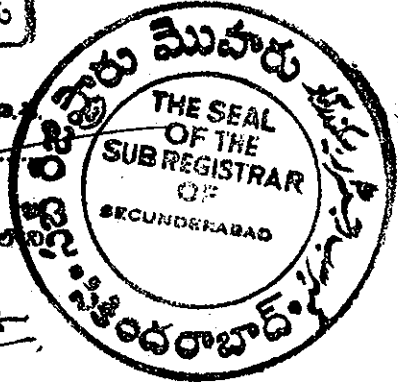
*[Signature]*  
Partner

*[Signature]*  
Chairman & Managing Director

AC  
1128

CS  
971

వ పుస్తకము..... 9.8.2009 / 2009  
 దస్తావేజుల మొత్తం కోరికముల సంఖ్య..... 11  
 క్షేత్రముల మొత్తం సంఖ్య..... 1  
 -6 JUN 2009  
 సబ్-రిజిస్ట్రారు



2009 సంవత్సరమున... నెల... 29వ... తేదీ 1931 శా.  
 ఆదాయ... మాసం... క్రమ... తదితరములు... 4... మరియు 5  
 గంటల మధ్య సికింద్రాబాద్ సబ్-రిజిస్ట్రారు కార్యాలయములో  
 శ్రీ... Prakash Challa... రిజిస్ట్రేషన్ చట్టము: 1908 లో  
 సెక్షన్ 32 అనుసరించి సమర్పించవలసిన ఫోటో గ్రాఫులు మరియు  
 వేలిముద్రలతో సహా దాఖలు చేసి రుసుము రూ... 500/-  
 చలాను ద్వారా చెల్లించినారు.

వ్రాసేయించినట్లు ఒప్పుకున్నది

విడమ బొటన వ్రాలు



*Prakash Challa*

Name..... Prakash Challa  
 S/o.W/o.D/o..... Justice Challa Kondalab  
 OCC..... Business  
 R/o..... 8-2-595/3, Road No.10,  
 Banjara Hills, Hyderabad

విడమ బొటన వ్రాలు



*G. Praveen Rao*

Name..... G. Praveen Rao  
 S/o.W/o.D/o..... G. Rangarao  
 OCC..... Business  
 R/o..... F1, Vedantika Hills, Road No. 12  
 MLAs Colony, Banjara Hills, Hyderabad

రూపించినది

1. *A. Koteswara Rao*

Name..... A. KOTESWARA RAO  
 S/o.W/o.D/o..... Sesthaiah  
 OCC..... Professional  
 R/o Plot No:123, Telecom Nagar,  
 Gachibowli, Hyd-32

*A. Dilip Kumar*

Name..... A. Dilip Kumar  
 S/o.W/o.D/o..... A. Vishwanath Rao  
 OCC..... Business  
 125 Annam Sarden Kavadi,  
 Sec Bad

2009 వ సం॥ 2009 నెల 29 వ తేదీనకు రిజిస్ట్రారు

1931 శా.సం॥ ఆదాయ మొసమము 8 వ తేదీ

require its successors-in-interest); carrying on the business of Hospitality Services and related services.

WHEREAS:

1. 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 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 which was renewed for a further period by another lease agreement dated 29.06.2009 with M/s. Shri Sai Enterprises, the LESSOR herein on certain terms and conditions contained therein.

3. Under the above referred Lease Agreements dated 10.06.2005 and 29.06.2009, 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. *The renovation is only upto the extent of repairs but not development of the property.*

4. The LESSOR in terms of and in pursuance of Lease Agreement dated 10.06.2005 and 29.06.2009, has carried out 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 hospitality services 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 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. 1,50,000/- (Rupees One Lakh Fifty Thousand only) 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 there under. 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

  
Partner

Page 2 of 7

For Ultimate Hospitality Services Pvt. Ltd.

  
Chairman & Managing Director

8 వ పుస్తకము..... 9.8.2009.....

దస్తావేజుల మొత్తం కాగితముల సంఖ్య..... 11.....

ఈ కాగితము వరుస సంఖ్య..... 2.....

సబ్-రజిస్ట్రారు

**ENDORSMENT**

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

**I. Stamp Duty:**

1. In the shape of stamp papers.....Rs.: 100/-
2. In the shape of challan .....Rs.: 167915/-  
(u/s 41 of I.S.Act 1999)
3. In the shape of cash.....Rs.: ---  
(u/s 41 of I.S.Act 1999)
4. Adjustment of stamp duty.....Rs.: ---  
(u/s 41 of I.S.Act 1999)

**II. Transfer Duty:**

1. In the shape of challan.....Rs.: ---
2. In the shape of cash.....Rs.: ---

**III. Registration Fee:**

1. In the shape of challan.....Rs.: 16545/-
2. In the shape of cash.....Rs.: ---

**IV. User Charges:**

1. In the shape of challan.....Rs.: 100/-
2. In the shape of cash.....Rs.: ---

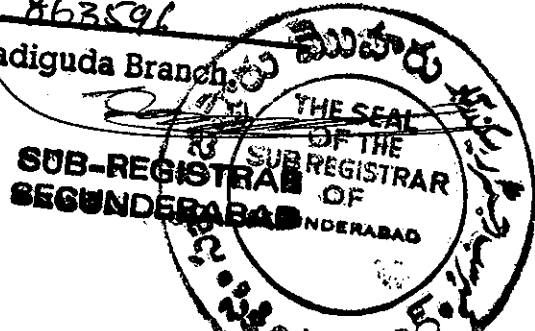
Total Rs: 184660/-

Vide Challan No. 863596  
Dated: 29-6-09 SUBREGISTRAR  
SECUNDERABAD

Rs. 167915/- towards  
Stamp Duty including Transfer Duty U/s. 41 of I. S. Act  
and Rs. ---  
towards Registration Fee on the chargeable value of  
Rs. 2205500/- were paid by the party  
through SBH Receipt Number 863596  
dated 29-6-09 at Ravadiguda Branch

NOTE: ONE COPY HAS BEEN REGISTERED  
ALONG WITH ORIGINAL

SUB-REGISTRAR  
SECUNDERABAD.



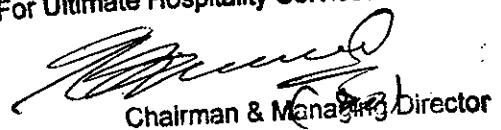
2. The **LESSEE** undertakes to pay service tax if applicable on the rent to the **LESSOR**.
3. The lease shall be for a period of 9 (Nine) years commencing from the 1<sup>st</sup> day of September 2009.
4. The **LESSEE** shall pay the lease rent according to the Rent Schedule mentioned herein.
5. The **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 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 payment. 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 its neighbors.
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, *br an amount of Rs. 50,000/- (approximately)*

For **SHRI SAI ENTERPRISES**

  
Partner

Page 3 of 7

For Ultimate Hospitality Services Pvt. Ltd.

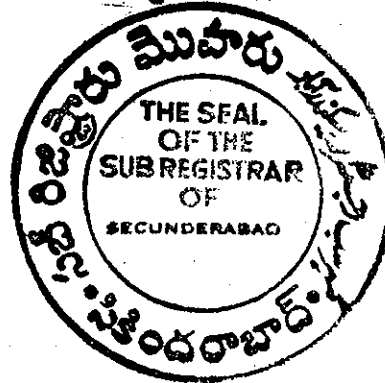
  
Chairman & Managing Director

I వ పుస్తకము..... 928/02009.....  
 దస్తావేజుల వెబ్‌సైటు కార్యక్రమం సంఖ్య... 1/.....  
 ఈ కార్యక్రమం వహన సంఖ్య..... 3.....  
 సబ్-రిజిస్ట్రారు

**CERTIFICATE OF REGISTRATION**

Registered as Doct. No..... 928.....of 2009  
 (193)SC) of Book..... I.....and  
 assigned the Identification Number  
 1606..... I..... 2009 for Scanning.

Date . 3-7-2009 Registering Officer



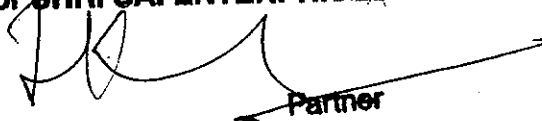
**CERTIFICATE**

The document been scanned  
 with the Identification  
 No. 1606..... I..... 928..... of 2009

Signature of Registering of Officer

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 an advance 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 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**.

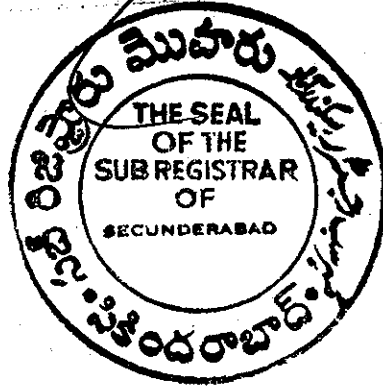
**For SHRI SAI ENTERPRISES**

  
Partner

**For Ultimate Hospitality Services Pvt. Ltd.**

  
Chairman & Managing Director

I  
988/2009  
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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: In case of any amendment to this lease agreement, it shall be executed on Rs.100/- non judicial stamp paper which shall become part and parcel of this lease deed.

#### **SCHEDULE OF LEASE RENT**

<b><u>PERIOD</u></b>	<b><u>RENT</u></b>
1 <sup>st</sup> September 2009 to 31 <sup>st</sup> August 2010 ...	Rs.1,50,000 per month
1 <sup>st</sup> September 2010 to 31 <sup>st</sup> August 2011 ...	Rs.1,57,500 per month
1 <sup>st</sup> September 2011 to 31 <sup>st</sup> August 2012 ...	Rs.1,65,375 per month
1 <sup>st</sup> September 2012 to 31 <sup>st</sup> August 2013 ...	Rs.1,73,644 per month
1 <sup>st</sup> September 2013 to 31 <sup>st</sup> August 2014 ...	Rs.1,82,325 per month
1 <sup>st</sup> September 2014 to 31 <sup>st</sup> August 2015 ...	Rs.1,91,442 per month
1 <sup>st</sup> September 2015 to 31 <sup>st</sup> August 2016 ...	Rs.2,01,014 per month
1 <sup>st</sup> September 2016 to 31 <sup>st</sup> August 2017 ...	Rs.2,11,065 per month
1 <sup>st</sup> September 2017 to 31 <sup>st</sup> August 2018 ...	Rs.2,21,618 per month

**For SHRI SAI ENTERPRISES**

  
Partner

For Ultimate Hospitality Services Pvt. Ltd.

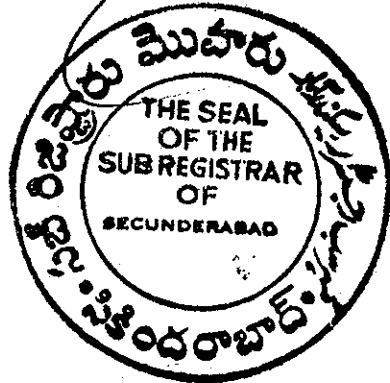
  
Chairman & Managing Director

1 వ పుస్తకము..... 988/2009.....

దస్తావేజుల మొత్తం కాగితముల సంఖ్య..... 11.....

ఈ కాగితము పురుష సంఖ్య..... 5.....

సబ్-రిజిస్ట్రారు



**DESCRIPTION OF THE SCHEDULED PREMISES**

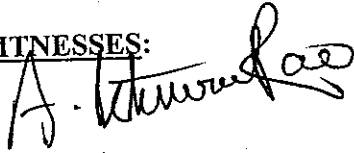
All that portion of the land admeasuring about 2,000 sq. yds. along with constructions / sheds admeasuring 10,600 sft. bearing premises no. 1-8-179, situated at S.D. Road, Secunderabad marked in red in the plan enclosed and bounded by:

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.



2.



**For Ultimate Hospitality Services Pvt. Ltd.**



**Chairman & Managing Director**  
**LESSEE**

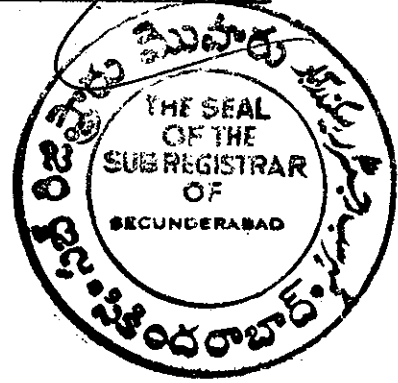
(M/S. ULTIMATE HOSPITALITY SERVICES)

**For SHRI SAI ENTERPRISES**



**LESSOR Partner**  
**(SRI SAI ENTERPRISES)**

3 వ పుస్తకము.....988/2009.....  
దస్తావేజుల మొత్తం కాగితముల సంఖ్య.....11.....  
ఈ కాగితము వరుస సంఖ్య.....5.....  
సబ్-రిజిస్ట్రారు



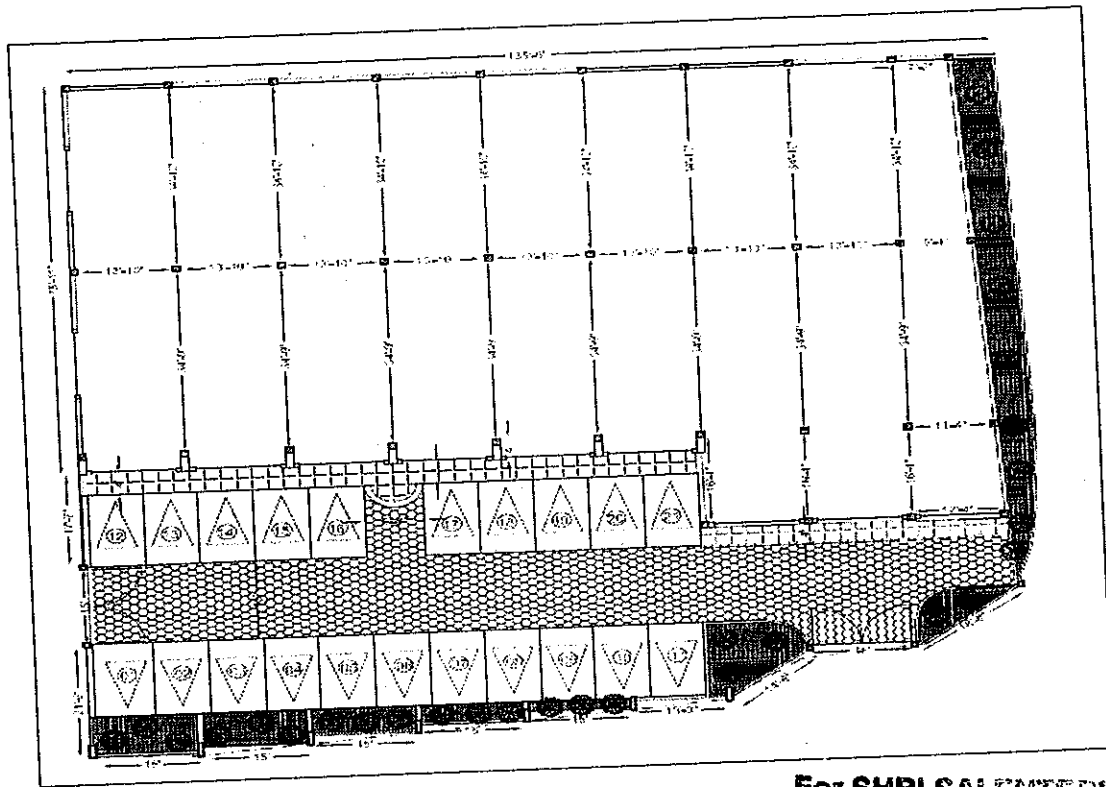
Plan of lease agreement showing the land admeasuring about 2,000 sq. Yds. along with constructions / sheds admeasuring 10,600 sft. bearing premises no. 1-8-179, situated at S.D. Road, Secunderabad 500 003

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

**LESSEE** M/s. Ultimate Hospitality Services Pvt. Ltd., having its office at Banjara Hills, Road No. 14, H. No. 8-2-287/11/A/4, Hyderabad – 500 034 represented by its Chairman & Managing Director Mr. Gandra Praveen Rao.

**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



WITNESSES:

1) *A. K. Kondaiah*

*A. K. Kondaiah*

**For SHRI SAI ENTERPRISES**

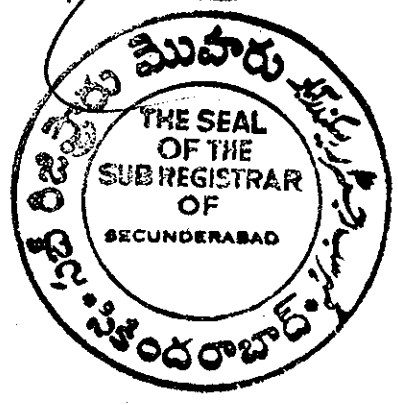
LESSOR

1) *[Signature]*  
Partner

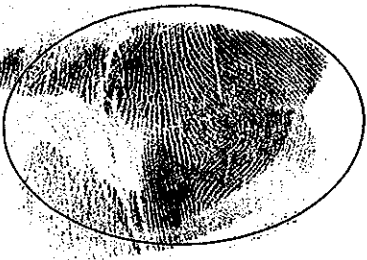
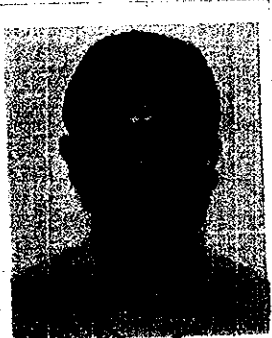


**For Ultimate Hospitality Services Pvt. Ltd.**

2) *[Signature]*  
Chairman & Managing Director

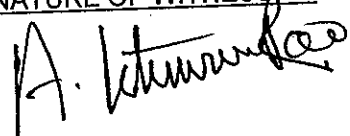

1 ప పుస్తకము..... 988/2009.....  
దస్తావేజుల మొత్తం కాగితముల సంఖ్య..... 11 / 18.....  
ఈ కాగితము పనుల సంఖ్య..... 7.....  
సబ్ రిజిస్ట్రారు




**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
			<p><b>LESSOR:</b></p> <p><b>M/S. SRI SAI ENTERPRISES</b> 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</p>
			<p><b>LESSEE:</b></p> <p><b>M/S. ULTIMATE HOSPITALITY SERVICES PVT. LTD.,</b> HAVING ITS PRINCIPAL OFFICE AT H. NO: 8-2-287/11/A/4, ROAD NO. 14 BANJARA HILLS, HYDERABAD - 500 034 REPRESENTED BY ITS CHAIRMAN &amp; MANAGING DIRECTOR SHRI. GANDRA PRAVEEN RAO S/O. SHRI. G. RANGA RAO.</p>


**SIGNATURE OF WITNESSES:**

- 
- 

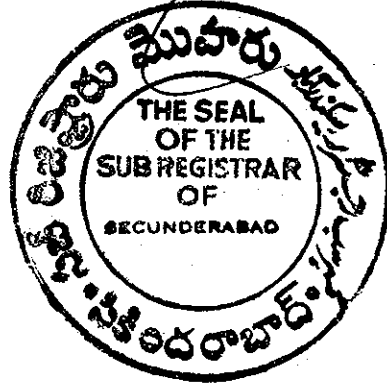
**For SHRI SAI ENTERPRISES**

  
 SIGNATURE(S) OF <sup>Partner</sup> LESSOR

**For Ultimate Hospitality Services Pvt. Ltd.**

  
 SIGNATURE(S) OF LESSEE <sup>Chairman & Managing Director</sup>

1 వ పుస్తకము..... 9281/2001.....  
దస్తావేజుల మొత్తం కాగితముల సంఖ్య..... 11.....  
ఈ కాగితము వరుస సంఖ్య..... 8.....  
సబ్-రిజిస్ట్రారు





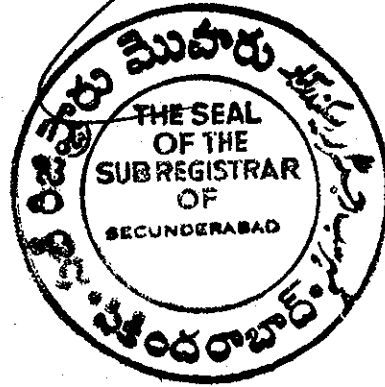


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988/2009

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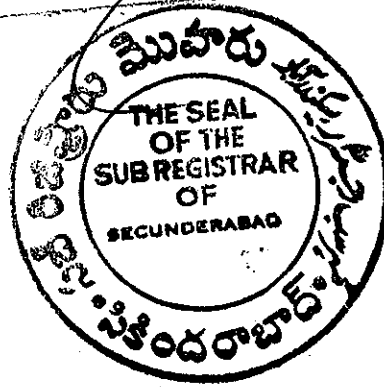
DRIVING LICENCE  
 DLRAP009297272004  
 CHALLA PRANESH  
 JUSTICE C. KUNDARAH  
 F. NO. 502 MOUNT KAILASH APTS  
 RD. NO. 5 BANJARA HILLS  
 HYDERABAD  
 01.10/2004  
 Licensing Authority  
 RTA-HYDERABAD-CZ

841279/04

<u>Class Of Vehicle</u>	<u>Validity</u>
<u>Non-Transport</u> <u>Transport</u>	LMV,MCWG 30/09/2009
<u>Hazardous Validity</u>	
<u>Badge No.</u>	
<u>Original No.</u>	1112211974
<u>Original LA.</u>	RTA HYDERABAD - CENTRAL
<u>DOB</u>	28/10/1953
<u>Blood Gr.</u>	
<u>Date of 1st Issue</u>	31/08/1974

ప పుస్తకము..... 988/2009  
 దస్తావేజుల మొత్తం కాగితముల సంఖ్య..... 4  
 ఈ కాగితము వరుస సంఖ్య..... 10

సబ్-రిజిస్ట్రారు



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AASPG1967E



नाम /NAME  
PRAVEEN RAO GANDRA

पिता का नाम /FATHER'S NAME  
RANGA RAO GANDRA

जन्म तिथि /DATE OF BIRTH  
21-01-1968

हस्ताक्षर /SIGNATURE

मुख्य आयकर अधिकारी, आंध्र प्रदेश  
Chief Commissioner of Income Tax, Andhra Pradesh

इस कार्ड के खो / मिल जाने पर कृपया जागे करने  
वाले प्राधिकारी को सूचित / वापस कर दे  
मुख्य आयकर आयुक्त,  
आयकर भवन,  
वशीर बाग,  
हैदराबाद - 500 004.

In case this card is lost/ found, kindly inform/return to  
the issuing authority :  
Chief Commissioner of Income-tax,  
Aayakar Bhavan,  
Hashceebagh,  
Hyderabad 500 004

1 వ పుస్తకము.....988/2009.....  
దస్తావేజుల మొత్తం కాగితముల సంఖ్య.....11.....  
ఈ కాగితము వరుస సంఖ్య.....11.....  
సబ్-రిజిస్ట్రారు

