



S. No. 797 Date 21-3-2001 Rs. 100Rs 52471
 Sold to P.V.S. Chit funds (P) Ltd. C.D.
 S/o
 For Whom: Self see Bnd

L. G. Chimalgi
 LEETA G. CHIMALGI
 CHIT FUND LENDOR
 I. No. 12/2001 No. 12/2000
 5-4-187/3, 4th floor
 Opp. to P. V. S. Chit Fund,
 Lower Tank Bund Road, Hyderabad.

LEASE AGREEMENT

This Lease Agreement executed at Secunderabad on this the 21st 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. Pramod Modi, S/o. Shri. Manilal C 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. P.V.S Chit Funds Private Limited, having its registered office at 1-2-597/24, Lower Tank Bund Road, Hyderabad – 500 029, and represented by its Managing Director Mr. P. V. Suresh Kumar, S/o. Shri. P Venkatesham herein after referred to as the **LESSEE** (which term shall mean and include whenever the context may so require its successors-in-interest).

P.V.S. CHITFUND'S PVT. L.


 Mg. Director

For M. C. Modi Educational Trust


 Trustee

WHEREAS the LESSOR is the absolute owner of the office space on the second floor, of the building known as Soham Mansion bearing No. 5-4-187/3 & 4/7, situated at M G Road, Secunderabad – 500 03, having a super-built area of about 2000 sft. The LESSEE has requested the LESSOR to grant on lease the office space 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 on the second floor, of the building known as Soham Mansion, bearing No. 5-4-187/3 & 4/7 situated at M G Road, Secunderabad – 500 003 having a super-built area of about 2000 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. 7,000/-** (Rupees Seven Thousand Only) per month exclusive of Electricity consumption charges and subject to the clause pertaining to the enhancement of rent contained hereunder.
2. The lease shall be for a period of five years commencing from 1st day of March, 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.
3. 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.
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 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 namely:
 - a) **M/s. PFL Infotech Limited**
 - b) **M/s. Pioneer Multivisions (India) Ltd.**but shall not use the said portion for residence or any illegal activity. The LESSEE must obtain prior permission in writing from the LESSOR for the use of premises by any other associated companies of the LESSEE.
6. The LESSEE shall enhance the rent by 8% compound at the end of every year.
7. The LESSEE shall permit the LESSOR or anyone authorised by it to inspect the demised portion at all reasonable hours of the day.
8. The LESSEE shall pay the property tax and other taxes pertaining to the leased premises. At present the property tax is **Rs.1,458.50/-** (Rupees One Thousand Four Hundred and Fifty Eight and paise Fifty only) per month.
9. The LESSEE shall not sub-let any portion of the premises or transfer the rights under this lease in favour of anyone.

For P.V.S. Chit Funds (P) Ltd ,


Mq. Director

For M. C. Modi Educational Trust


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

All that portion consisting of the office space situated on the second floor of the building known as Soham Mansion, bearing No. 5-4-187/3 & 4/7, situated at M G Road, Secunderabad – 500 03, admeasuring about 2000 sft bounded by

North By	: Common lobby & about 1,000 sft of vacant office space belonging to the VENDOR
South By	: Neighbours Building
West By	: Open Land
East By	: M G Road

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

For **P.V.S. Chit** Ltd.,



Mg. Director

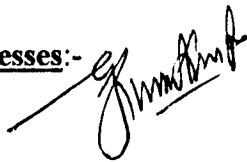
LESSEE

LESSOR

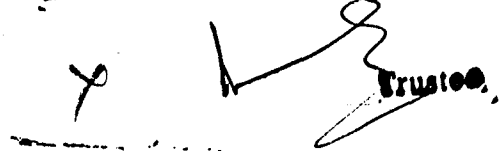
Witnesses:-

1.

2.



For **M. C. Modi Educational Trust**



Trustee



S. No. 799 21-3-2001 ...SDB.
 Sold to P.V.S. Chit Funds (P) LTD.
 S/o.....
 For Whom Self see B-d,

L. G. Chinalgi
 LEFLA G CHINALGI
 S. EMP VENDOR
 L. No. 13 97 B No 12/2000
 5 4 76/A. Cellar,
 Opp: TVS Show Room,
 Ranigunj, SEC'BAD-3.

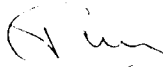
GENERAL AMENITIES AGREEMENT

This General Amenities Agreement is made and executed at Secunderabad on this the 21st 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 and represented by its trustee Shri. Pramod Modi, S/o. Shri. Manilal C Modi, herein after referred to as the **OWNER** (which term shall mean and include whenever the context may so require its successor-in-interest).

AND

M/s. P.V.S Chit Funds Private Limited, having its registered office at 1-2-597/24, Lower Tank Bund Road, Hyderabad – 500 029, and represented by its Managing Director Mr. P. V. Suresh Kumar, S/o. Shri. P Venkatesham, herein after referred to as the **HIREE** (which term shall mean and include whenever the context may so require its successors-in-interest).

P. V. S. CHITFUND'S PVT LTD.

 Mg Director.

For M. C. Modi Educational Trust


 Trustee

WITNESSETH

The HIREE has obtained on lease vide Lease Agreement dated 21/03/01 the office space, situated on the second floor of the building known as Soham Mansion, bearing No. 5-4-187/3 & 4/7, situated at M C Road, Secunderabad - 500 003, having a super built area about 2000 sq, 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:

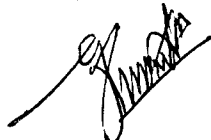

1. The HIREE shall pay amenities charges of Rs. 7,000/- (Rupees Seven Thousand Only) per month apart from and along with the rent payable.
2. The HIREE shall enhance the amenity charges by 8% compounded at the end of every year.
3. The HIREE shall pay the amenities charges for each month on or before 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 amenity 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. 800/- (Rupees Eight Hundred 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 for building.
4. Provision of windows and doors.
5. Provision of electric power connection.
6. Provision of common parking for cars & scooters.

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

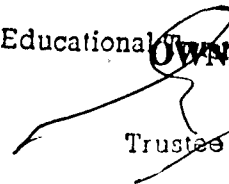
Witnesses:

1. 
2. 

P.V.S. CHITFUND'S PVT. LTD


Mg Director. HIREE

For M. C. Modi Educational


Trustee OWNER