

S. No. 1009 29.3.2001 SD: 10
 Sold to M.C. Modi Educational Trust
 S/o. Shri. Pramod Modi
 For Whom Shri. Pramod Modi

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.

REFUNDABLE DEPOSIT AGREEMENT

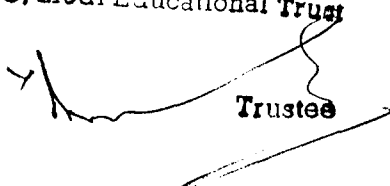
This **REFUNDABLE DEPOSIT Agreement** is made and executed on this the 29th day of March 2001, at Secunderabad by and between:

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).

For M. C. Modi Educational Trust


 Trustee

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


 Mg. Director

WHEREAS:

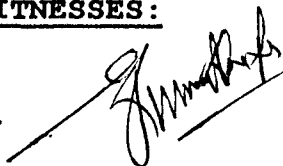
1. WHEREAS the **LESSOR** is the absolute owner of the office space on the second floor, of the building known as Soham Mansion bearing No. 5-4-187/3 & 4/7, situated at M G Road, Secunderabad - 500 03, having a super-built area of about 2000 sft.
2. WHEREAS the **LESSOR** has leased out and the **LESSEE** has taken on Road, Secunderabad on the terms and conditions contained in the Lease Agreement dated 21st March 2001 made between the **LESSOR** and the **LESSEE** (hereinafter referred to as "the said Lease Agreement").

WITNESSETH:

- A. AND WHEREAS in furtherance of the said Lease Agreement the **LESSEE** has agreed to deposit with the **LESSOR** a sum of **Rs. 84,000/-** (Rupees Eighty Four Thousand Only). As and by way of Refundable Security Deposit. The above deposit shall not carry any interest under any circumstances. This deposit may be retained by the **LESSOR** and shall be refundable on the termination of this lease after adjusting any dues and on the **LESSEE** delivering to the **LESSOR** or its nominees vacant possession of the leased premises in its original state and in no other circumstances, this clause is to be construed strictly.
- B. This Agreement shall remain in force upto the date on which the said Lease Agreement or any renewal thereof expires by efflux of time or until the said Lease Agreement or its renewal is, earlier determined or terminated as provided therein or comes to an end for any reason whatsoever.

In Witness whereof this Refundable Deposit Agreement is signed and executed at Secunderabad by the parties in presence of the following witnesses on this the 29th day of March 2001.

WITNESSES:

1. 

2.

For M. C. Modi Educational Trust


Trustee

LESSOR

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


Mg. Director

LESSEE