



S. No. 683 Date 15/3/2001 W.D. 21478 AP. 231 O,  
 Sold to M.C. Modi Educational Trust  
 S/o.....  
 For Whom.....

L. No. 13/77 B. S. 1999  
 5-4-76/1, 2, 3, 4  
 Sec. 173, Sec. 174  
 Sec. 175, Sec. 176

### LEASE AGREEMENT

This Lease Agreement executed at Secunderabad on this the 15<sup>th</sup> day of March 2001 by and between:

**Shri. M C Modi Educational Trust**, having its office at 5-4-187/3 & 4, 3<sup>rd</sup> 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. Sree Krishna Earths & Minerals**, having its office at F-24/B, IDA, Jeedimetla, Hyderabad represented by its Proprietor Shri. P. Venugopal, S/o. Shri. P. Venkatesham aged 40 years, residing at 40 B, Gandhi Nagar, Secunderabad – 500 380 herein after referred to as the **LESSEE** (which term shall mean and include whenever the context may so require its successors-in-interest).

For Sree Krishna Earths and Minerals

Managing Partner/Partner

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 1,000 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 1,000 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. 3,500/- (Rupees Three Thousand Five Hundred Only) per month exclusive of Electricity consumption charges and subject to the clause pertaining to the enhancement of rent contained hereunder.
2. The LESSEE shall pay an amount of Rs. 39,000/- (Rupees Thirty Nine 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 LESSOR.
3. The lease shall be for a period of five years commencing from 1<sup>st</sup> day of April, 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.
4. 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.
5. 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 7<sup>th</sup> 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. Park Geo Minerals Pvt Ltd
  - b) M/s. Gensoft Solutions Ltd

c) Sree Krishna Malki Pkete
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.
9. The LESSEE shall not sub-let any portion of the premises or transfer the rights under this lease in favour of anyone.

For M. C. Modi Educational Trust

Trustee

For Sree Krishna Malki Pkete

Managing Partner/Partner

**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 termination of the lease.

**DESCRIPTION OF THE DEMISED PORTION.**

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 1,000 sft bounded by

North By : Staircase  
South By : Premises occupied by PFL Infotech Limited  
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 Sree Krishna Earths and Minerals  
LESSEE  
Managing Partner/Partner  
LESSOR

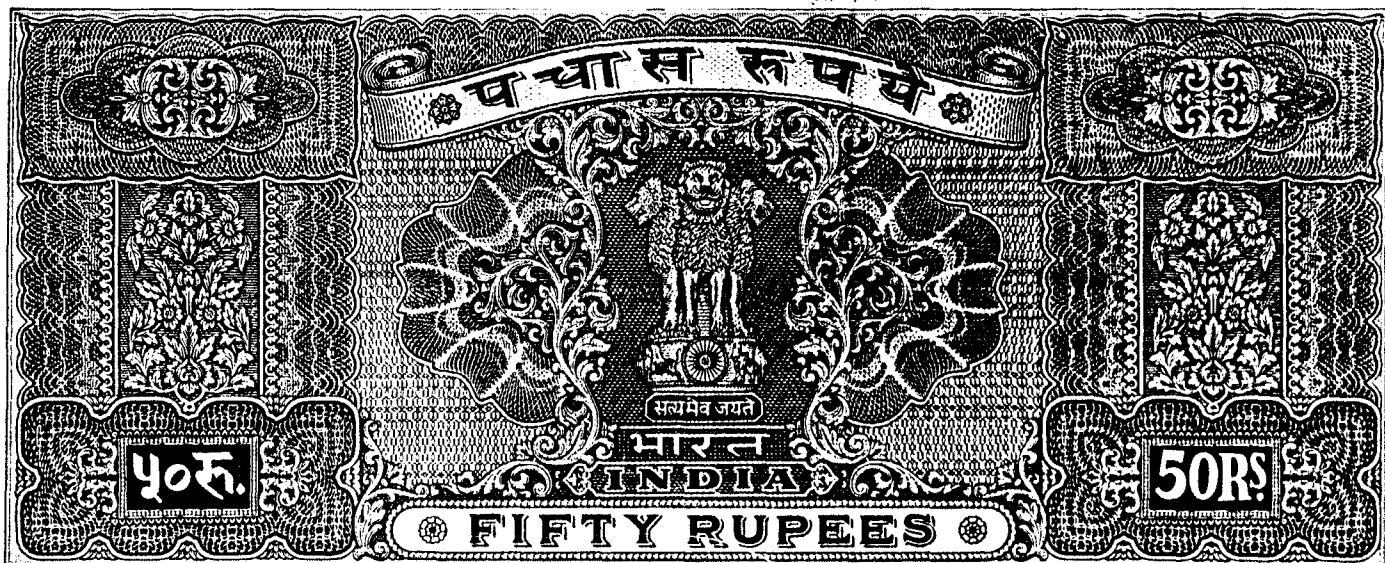
Witnesses:

1.

2.

For M. C. Modi Educational Trust

Trustee



B. No. 684 Date 15/3/2001 Rs. 50.-  
 Sold to M. C. Modi Educational Trust  
 S/o.....  
 For Whom.....

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.

### GENERAL AMENITIES AGREEMENT

This General Amenities Agreement is made and executed at Secunderabad on this the 15<sup>th</sup> day of March 2001 by and between:

**Shri. M C Modi Educational Trust**, having its office at 5-4-187/3 & 4, 3<sup>rd</sup> 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 **OWNER** (which term shall mean and include whenever the context may so require its successor-in-interest).

AND

**M/s. Sree Krishna Earths & Minerals**, having its office at F-24/B, IDA, Jeedimetla, Hyderabad represented by its Proprietor Shri. P. Venugopal, S/o. Shri. P. Venkatesham aged 40 years, residing at 40 B, Gandhi Nagar, Secunderabad – 500 380 herein after referred to as the **HIREE** (which term shall mean and include whenever the context may so require its successors-in-interest).

For M. C. Modi Educational Trust

Trustee

For Sree Krishna Earths and Minerals  
 Managing Partner/Partner

**WITNESSETH:**

The **HIREE** has obtained on lease vide Lease Agreement dated 15/03.2001 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 – 500 003, having a super built area about 1,000 sft, 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:**

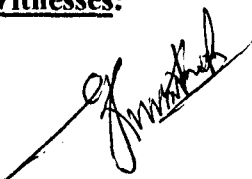
1. The **HIREE** shall pay amenities charges of **Rs. 3,000/-** (Rupees Three Thousand Only) per month apart from and along with the rent payable.
2. The **HIREE** shall enhance the amenity charges by 8% compounded at the end of every year.
3. The **HIREE** shall pay the amenities charges for each month on or before the 7<sup>th</sup> 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. 400/-** (Rupees Four 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.

For Sree Krishna Earths and Minerals **HIREE**

Managing Partner/Partner

**OWNER**

For M. C. Modi Educational Trust

Trustee