



Date : 30-05-2000 Serial No : 1719886 AP 23-11-10 Denomination : 5,000

Purchased By :
Y.S.R.MURTHY S/O Y.CHANDRA SEKHAR
SEC BAD

[Signature]
Sub Registrar
Ex.Officio Stamp Vendor
G.S.O., CRIG Office, Hyd

For Whom :
PRAMOD CHANDRA MODI
S/O LATE MANILAL C MODI
M.G.ROAD, SEC BAD

LEASE AGREEMENT

This **LEASE AGREEMENT** executed at Secunderabad, on this the 1st day of July, 2000 by and between:-

M/s. Anagram Stockbroking Limited represented by its branch manager Mr. B Ravi Kumar, son of Dr. B Gouri Shanker Rao, aged about 29 years having its registered office at 801, 8th Floor, Sakar 1, Opp: Nehru Bridge, Ashram Road, Ahmadabad - 380 009, hereinafter referred to as the "**LESSEE**" (which term shall mean and include whenever the context may so require its successors-in-interest);

AND

Shri. Pramodchandra Modi, son of late Sri. Manilal Modi, aged 58 years, resident of 1-8-165 to Prenderghast Road, Secunderabad, 500 003 hereinafter referred to as the "**LESSOR**", (which term shall mean and include whenever the context may so require its successors-in-interest);

For ANAGRAM STOCKBROKING LTD.

[Signature]
Authorised Signatory

5000Rs.



Date : 30-06-2000 Serial No : 17,078

26987 AT-23 IV D Denomination 5,000

Purchased By :
Y.S.R.MURTHY S/O Y.CHANDRA SEKHAR
SEC BAD

[Signature]
30/6/2000
Sub Registrar
Ex.Officio Stamp Vendor
G.S.O., C&IG Office, Hyd

For Whom :
PRAMOD CHANDRA MODI
S/O LATE MANILAL C MODI
M.G.ROAD, SEC BAD

-2-

The LESSOR is the absolute owner of about 1,800 sft of office space on the ground floor of the building known as Usha Kiran Complex, bearing no. 1-8-167 to 179/2 situated at S. D. Road, Secunderabad 500 003, herein after referred to as the Schedule Premises. The LESSEE has requested the LESSOR to grant on lease a the Schedule Premises and the LESSOR has agreed to give on lease the Schedule Premises on the terms and conditions specified 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 about 1,800 sft of office space on the ground floor of the building known as Usha Kiran Complex, bearing no. 1-8-167 to 179/2 situated at S. D. Road, Secunderabad 500 003, more particularly described at the foot of this document, on the following terms and conditions:-

- 1) The LESSEE shall pay a rent of Rs. 4,500/- (Rupees Four 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. 1,62,000/- (Rupees One Lakh Sixty Two 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.

For ANAGRAM STOCKBROKING LTD.

[Signature]
Authorised Signatory



Date : 30-06-2000 Serial No : 17,079 Denomination : 100

56856

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Sub-Registrar

Ex-Officio Stamp Vendor
G.S.O., C&IG Office, Hyd

Purchased By :

Y.S.R. MURTHY S/O Y. CHANDRA SEKHAR
SEC BAD

For Whom :

PRAMOD CHANDRA MODI
S/O LATE MANILAL C MODI
M.G. ROAD, SEC BAD

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- 3) The lease shall be for a period of five years, commencing from 15th July 2000. This agreement of lease between the said LESSOR and the said LESSEE can be terminated by the LESSEE with an advance notice of 3 months.
- 4) ~~The LESSOR and the LESSEE hereby undertake to execute a regular Lease Deed if 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 shared by the LESSOR and LESSEE equally.
- 6) The lease shall be extended for a further period only on mutually agreed terms.

THE LESSEE HERE BY COVENANTS AS UNDER:-

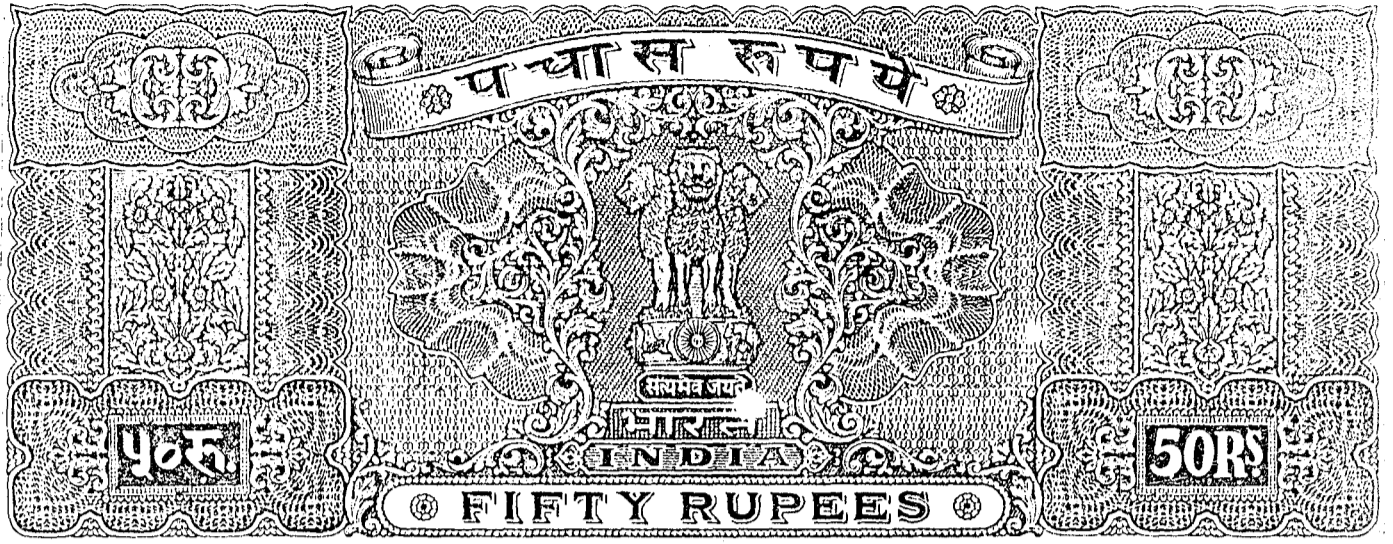
- 1) The LESSEE shall pay the rent regularly for each month on or before the 7th day of the succeeding month to the LESSOR.
- 2) The LESSEE shall pay and bear the Electricity consumption charges apart from the rent.
- 3) The LESSEE shall keep the demised portion in a neat and habitable condition.
- 4) The LESSEE shall carryout all minor repairs and regular maintenance by way of colour wash etc., at its own cost.

For ANAGRAM STOCKBROKING LTD.

Authorised Signatory

For ANAGRAM STOCKBROKING LTD.

Authorised Signatory



Date : 30-06-2000 Serial No : 17,080 Denomination : 50

Purchased By :
Y.S.R.MURTHY S/O Y.CHANDRA SEKHAR
SEC BAD

Snb Registrar
Ex.Officio Stamp Vendor
G.S.O., C&IG Office, Hyd

For Whom :
RAMOD CHANDRA MODI
S/O LATE MANILAL C MODI
M.G.ROAD, SEC BAD

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- 5) The LESSEE shall utilize the demised portion for its office, including its associated companies in the group, but shall not use the said portion for residence or any illegal activity.
- 6) The LESSEE shall not sub-let any portion of the premises or transfer the rights under this Lease in favour of anyone.
- 7) The LESSEE shall enhance the rent by 8% of the then existing rent at the end of every year.
- 8) The LESSEE shall permit the LESSOR or anyone authorized by it, to inspect the demised portion at all reasonable hours of the day.
- 9) The LESSEE shall place their signboard / name board only in the places designated by the LESSOR.
- 10) The LESSEE shall pay the electricity charges pertaining to the Schedule Premises including any additions.

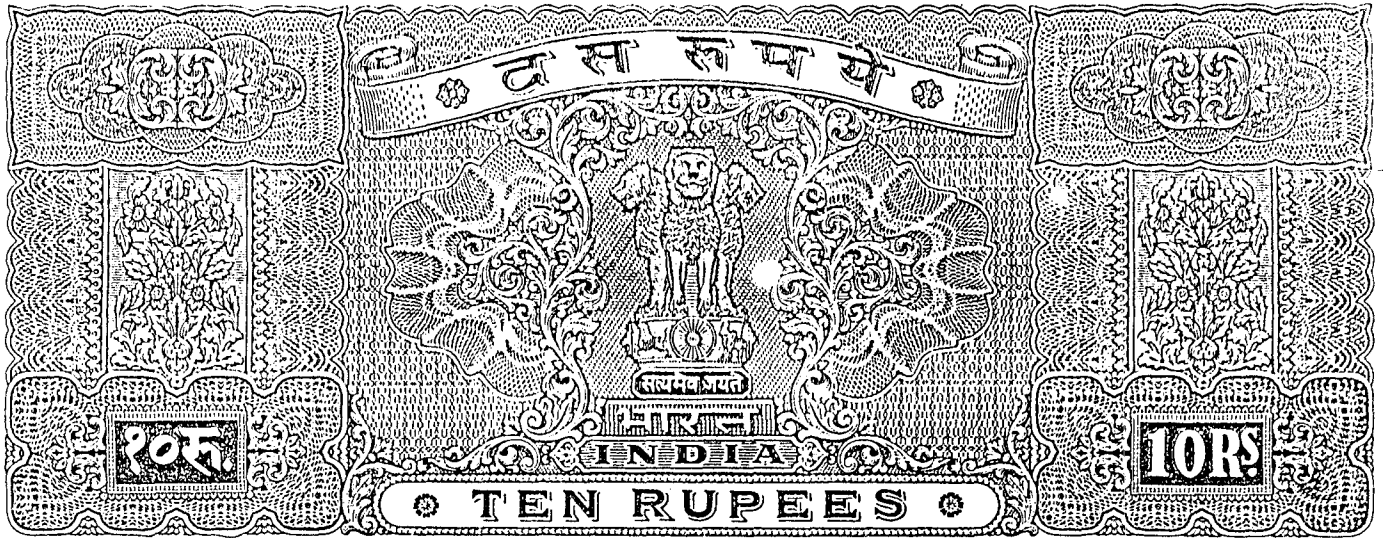
THE LESSORS HEREBY COVENANTS AS UNDER:-

- 1) The LESSOR agrees not to cause any hindrance to the LESSEE in the enjoyment of the demised portion provided the LESSEE observes all the covenants without default as specified above.
- 2) The LESSOR agreed to pay the property tax and other taxes pertaining to the leased floor.

For ANAGRAM STOCKBROKING LTD.

[Signature]
Authorised Signatory

[Signature]



Date : 30-06-2000 Serial No : 17,081 Denomination : 10

Purchased By :
Y.S.R.MURTHY S/O Y.CHANDRA SEKHAR
SEC BAD

[Signature]
Sub-Registrar
Ex-Officio Stamp Vendor
G.S.O., C&IG Office, Hyd

For Whom :
PRAMOD CHANDRA MODI
S/O LATE MANILAL C MODI
M.G.ROAD, SEC BAD

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- 3) The LESSOR agreed to allow 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 SCHEDULE PREMISES

All that portion on the ground floor admeasuring about 1,800 sft in the building known as Usha Kiran Complex, bearing no. 1-8-167 to 179/2 situated at S. D. Road, Secunderabad 500 003, bounded on the:-

WEST BY	: Premises occupied by Tech Pacific India Ltd.
NORTH BY	: Premises occupied by HDFC Bank.
SOUTH BY	: Premises occupied by Linkwell Telesystems Pvt. Ltd.
EAST BY	: Lobby & Lifts

IN WITNESS WHEREOF, the LESSEE and the LESSOR have signed these presents on the date and at the place mentioned above.

FOR ANAGRAM STOCKBROKING LTD.

WITNESSES:-

1. *[Signature]*
(Sohan Modi)

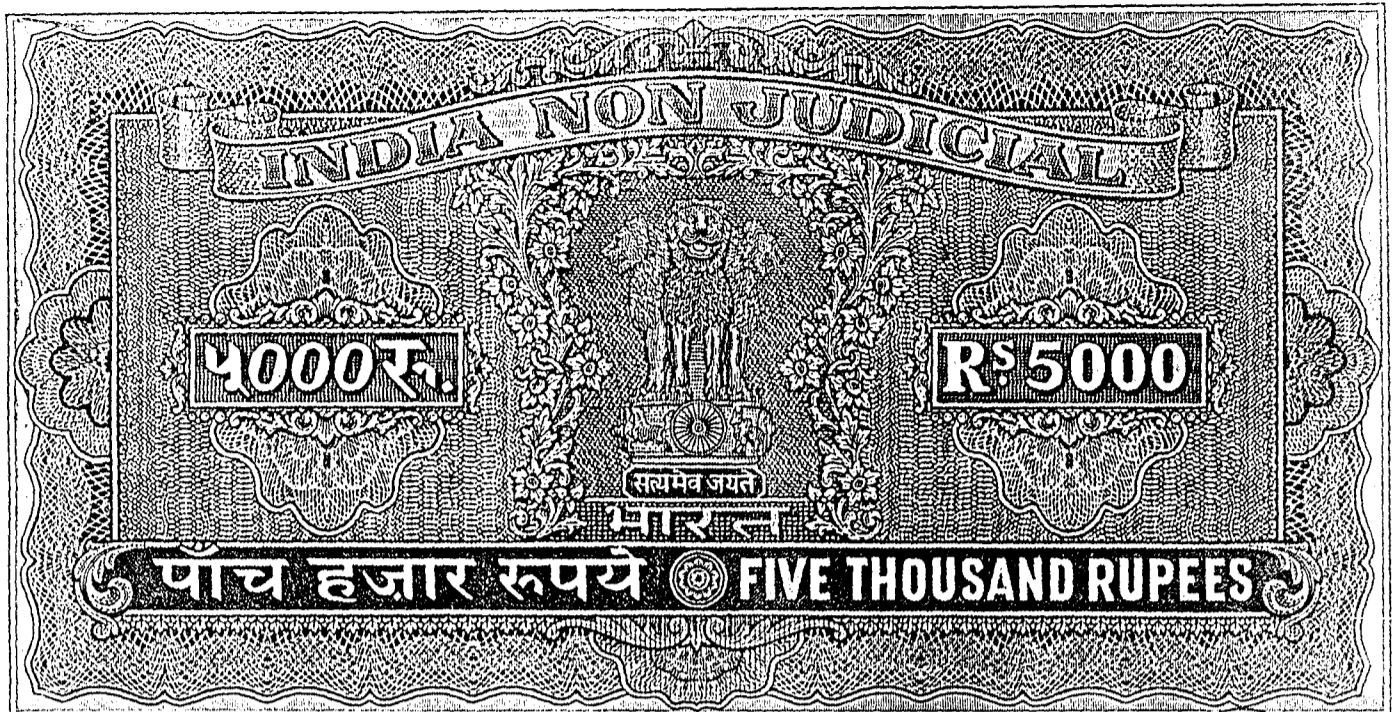
2. *[Signature]*
(Nikhil C. Popant)

[Signature]
Authorised Signatory

LESSEE

[Signature]
LESSOR
(Pramodchandra Modi)

5000Rs.



Date : 30-06-2000 Serial No : 17,075 Denomination : 5,000

Purchased By :
Y.S.R. MURTHY S/O Y. CHANDRA SEKHAR
SEC BAD

20984 AP-23-IV-D

SUB REGISTRAR

Ex-Officio Stamp Vendor
G.S.O., CXIG Office, Hyd

For Whom :
PRAMOD CHANDRA MODI
S/O LATE MANILAL C MODI
M.G. ROAD, SEC BAD

GENERAL AMENITIES AGREEMENT

This **GENERAL AMENITIES AGREEMENT** executed at Secunderabad, on this the 1st day of July 2000 by and between:-

M/s. Anagram Stockbroking Limited represented by its branch manager Mr. B Ravi Kumar, son of Dr. B Gouri Shanker Rao, aged about 29 years having its registered office at 801, 8th Floor, Sakar 1, Opp: Nehru Bridge, Ashram Road, Ahmadabad - 380 009, hereinafter referred to as the "HIREE" (which term shall mean and include whenever the context may so require its successors-in-interest);

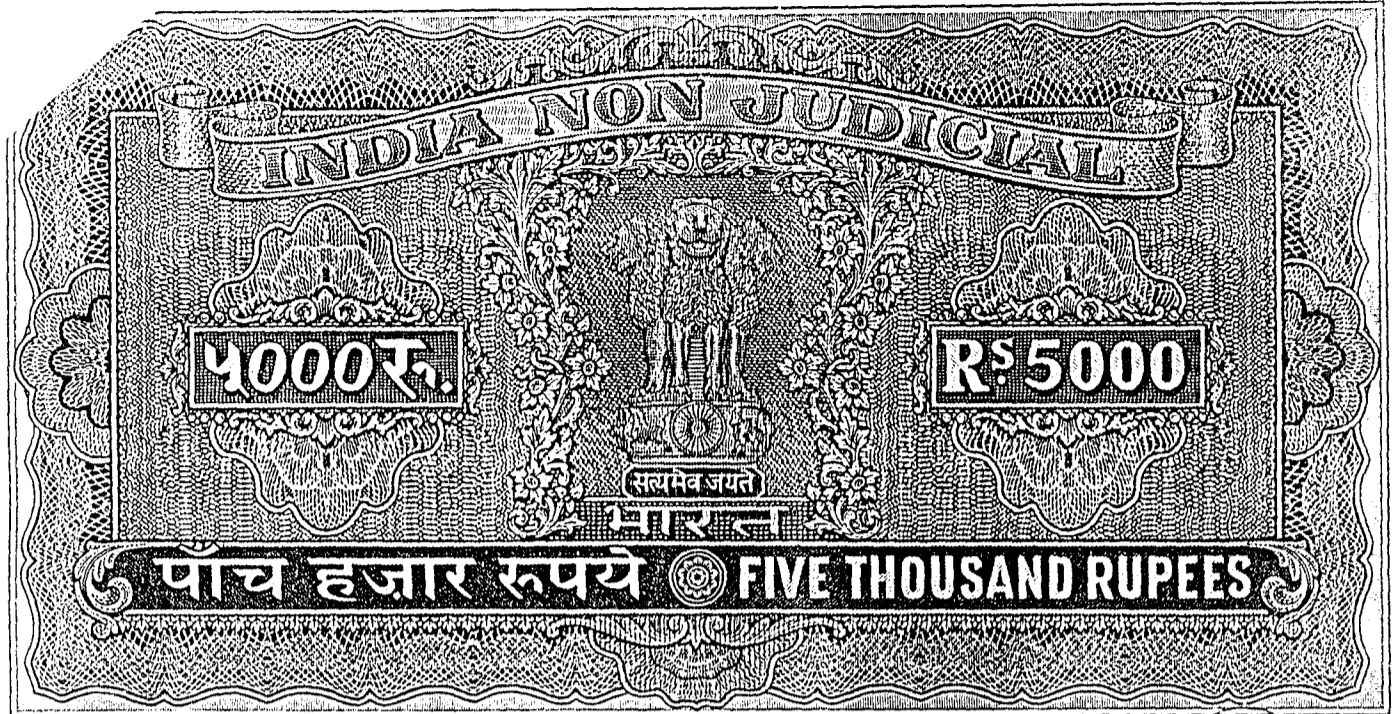
AND

Shri. Pramodchandra Modi, son of late Sri. Manilal Modi, aged 58 years, resident of 1-8-165, Prenderghast Road, Secunderabad herein after referred to as the "OWNER", (which term shall mean and include whenever the context may so require its successors-in-interest);

The HIREE has obtained on lease vide Lease Agreement dated 1st July 2000 about 1,300 sft of office space on the ground floor of the building known as Usha Kiran Complex, bearing no. 1-8-167 to 179/2 situated at S. D. Road, Secunderabad 500 003 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.

For ANAGRAM STOCKBROKING LTD

Authorized Signatory



Date : 30-06-2000 Serial No : 17,076,35 Denomination : 5,000

Purchased by :

Y.S.R.MURTHY S/O Y.CHANDRA SEKHAR
- SEC BAD

[Signature]
30/6/2000
Sub Registrar

Ex. Officio Stamp Vendor
G.S.O., CRIS Office, Hyd

For Whom :

FRAMUL CHANDRA MODI
S/O LATE MANILAL C MODI
M.G.ROAD, SEC BAD

-2-

NOW THIS AGREEMENT WITNESSETH AS UNDER:-

1. The **HIREE** shall pay amenities charges of Rs. 22,500/- (Rupees Twenty Two Thousand Five Hundred only) per month apart from and along with the rent payable.
2. The **HIREE** shall enhance the amenities charges by 8% (eight per cent) 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. The **HIREE** shall pay building maintenance charges amounting to Rs. 720/- (Rupees Seven Hundred Only) per month to the **OWNER** towards the maintenance, security and water charge, etc., subject to increase from time to time.
6. Any default in the payment of amenities 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 tenanted premises.

PARTICULARS OF AMENITIES:-

- 1) Provision of electric power connection.
- 2) Provision of generator for lifts and common area lighting.
- 3) Provision of security.

For ANAGRAM STOCKBROKING LTD.

[Signature]
Authorized Signatory

For ANAGRAM STOCKBROKING LTD.

Authorised Signatory

- 4) Provision of reserved parking for one car.
- 5) Provision of common parking for cars & scooters.
- 6) Provision of windows and doors.
- 7) Provision of leak proof toilets.
- 8) Provision to install ^{two} dish-antenna on the terrace.
- 9) Provision to keep air conditioner condensing units at a convenient place.
- 10) Provision of leak proof roofing for the entire premises.
- 11) Provision of continuous supply of water in the toilets.
- 12) Provision to fix sign boards at the places designated by the owner.

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

WITNESS:

- 1. Jhanu Modi
(Sohnam near)
- 2. Bikram Chandra
(MUKHIL.C. project)

For ANAGRAM STOCKBROKING LTD.

Authorised Signatory
HIREE

OWNER
(Prmodchandra Modi)