

14275 Date 17-10-95 Value 50/-

Name of the Purchaser B.V. Kumar & Chandrashekar

ms
A. A. SUBBAR
 STAMP VENDOR
 L.S. 871-BENI 13/93
 CITY CIVIL COURT

Modi Properties & Investments Pvt. Ltd.

LEASE AGREEMENT

This **LEASE AGREEMENT** executed at Secunderabad, on this the 17th day of October, 1995 by and between:-

M/s. **Modi Properties & Investments Pvt. Ltd.**, a company registered under the Companies Act, having its registered office at 5-4-187/3 & 4, M. G. Road, Secunderabad - 500 003, and represented by its Director **Shri Sourabh Modi**, hereinafter referred to as the "**LESSEE**", which term shall mean and include whenever the context may so require its successors-in-interest;

AND

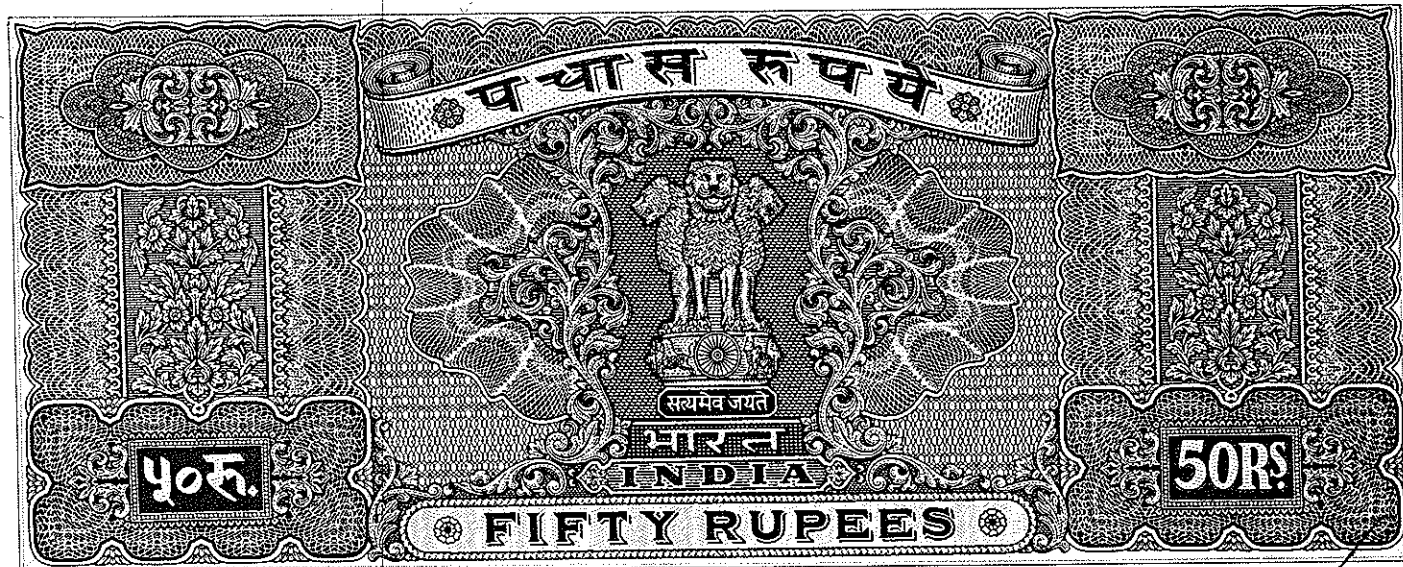
Shri Pramodchandra Modi, S/o. Late. Sri Manilal Modi, aged 53, resident of 1-8-165 Prenderghast Road, Secunderabad hereinafter referred to as the "**LESSOR**", which term shall mean and include whenever the context may so require its successors-in-interest; witnesseth as follows:-

Page 1. / MPIPL1.DOC

For Modi Properties & Investments Pvt. Ltd.

Sourabh Modi

Director.



Sl. No. 14276 Date 17/08/95 50-

2799 of the Purchase of B. V. Kumar s/o. B. Chandrababu

From Modi Properties and Investments Pvt Ltd

G. A. SUBBAR
STAMP VENDOR
L.S. 8/71-RENT 13/80
CITY CIVIL OFFICE

WHEREAS:

1. The Lessor is the owner of a premises bearing No. 1-8-165 to 179 which is forming part of a bigger building complex known as "USHA KIRAN" consisting of basement, ground and three floors situated at S.D. Road, Secunderabad. (hereinafter referred to as **DEMISED PORTION**).
2. The **Demised portion** was given on Lease by the Lessor to a tenant namely Sailors Inn with effect from 01/06/1992 and the said tenant was in occupation of the **Demised Portion**.
3. The said tenant namely Sailors Inn, for various reasons could not continue its business profitably and desired to wind up its business and to give up/transfer its tenancy rights along with certain assets like furniture and fixtures, hotel/kitchen equipments etc.
4. The Lessee herein has entered into an Agreement dated 16/10/95 with the said tenant namely Sailors Inn. The Agreement dated 16/10/95 provided, inter alia that with effect from 01/04/1995 the tenancy of Sailors Inn shall be given up and transferred to the **LESSEE** herein on certain terms and conditions.
5. The above said transfer of tenancy rights by Sailors Inn to **LESSEE** herein was with the consent and knowledge of the **LESSOR/Owner** herein.

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For Modi Properties & Investments Pvt. Ltd.

Sonash Modi

Director.

6. The LESSEE herein under an Agreement dated 16/10/95 with Sailors Inn was required to pay an amount of Rs. 3,00,000/- (Rupees Three lakhs only) towards compensation for giving up/transferring tenancy rights.
7. The LESSEE has approached and requested to the LESSOR to grant on lease the demised portion for a long period in its favour.
8. The LESSOR in consideration of LESSEE agreeing to compensate the tenant namely Sailors Inn as described above and for other considerations and covenants, agreed to grant on lease the Demised Portion on the terms and conditions specified hereunder.
9. In pursuance of the understanding reached between the parties hereto the Lessee has done certain acts and things and the parties hereto are now desirous of reducing the understanding into writing and also to confirm the acts and things done by the Lessee.

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 Demised Portion measuring 5,100 sq. ft, and more particularly described at the foot of this document, and enclosed plan on the following terms and conditions :-

- 1) The LESSEE shall pay a rent of Rs. 16,000/- (Rupees Sixteen thousand only) and amenities charges of Rs. 9,000/- (Rupees Nine thousand only) per month exclusive of Water and Electricity consumption charges, and subject to the clause pertaining to the enhancement of rent and amenities charges contained hereunder.
- 2) The LESSEE has agreed to maintain the common areas and Security for the entire building namely Usha Kiran Complex at its cost subject to an understanding between the Lessor and Lessee at a future date.
- 3) The LESSEE shall pay an amount of Rs. 3,00,000/- as Security Deposit, which shall be refunded by the LESSOR to the LESSEE on the expiry of this lease. The LESSEE shall not be entitled to any interest on the Security deposit lying with the LESSOR. The LESSEE in pursuance of the above has paid following sums.

Date	Cheque No.	Drawn on	Amount
01/09/1995	027660	Bank of Baroda	1,80,000
30/10/1995	027669	Bank of Baroda	1,19,400
14/11/1995	027676	Bank of Baroda	600
	Total		3,00,000

The receipts of the above amounts are admitted and acknowledged by the LESSOR

For Modi Properties & Investments Pvt. Ltd.

Sonash Modi

Director.

Page 3. / MPIPEL.DOC

- 3) The lease shall be for a period of five years, commencing from 1st April, 1995. However the LESSOR has agreed to grant seven (7) months time i.e., upto 31/10/1995 to the LESSOR to meet and perform its obligation towards the earlier tenant namely Sailors Inn and the payment of rent and amenities charges shall be effective and commencing from 01/11/1995.
- 4) This agreement of lease between the LESSOR and the LESSEE can be terminated only by the LESSEE with an advance notice of three months. This agreement of lease between the LESSOR and LESSEE cannot be terminated by the LESSOR except under the circumstances wherein there is a breach/violation of any terms and conditions of this agreement and with an advance notice of three months.
- 5) The expenses of Stamp Duty and Registration charges of this Agreement and all other incidental expenses shall be borne by the LESSEE
- 6) The lease shall be extended for two further periods of five years each, at the option of the LESSEE, subject to the clause pertaining to the enhancement of rent.
- 7) The LESSEE shall have the right to sub-lease the premises to any person on such terms and conditions as he may deem proper.
- 8) After the expiry of this lease period, the SUB-LESSEE shall become the LESSEE of the LESSOR herein directly and the LESSOR shall abide by the terms and conditions of the sub-lease / lease agreements entered into by and between such SUB-LESSEE and the LESSEE herein. However, the LESSEE herein shall transfer to the LESSOR herein the security deposits collected from the SUB-LESSEE by the LESSEE herein at the expiry of this lease period.

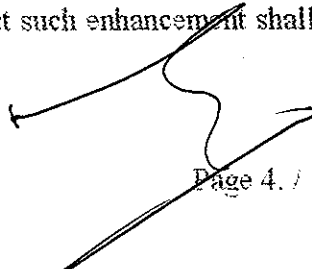
THE LESSEE HEREBY COVENANTS AS UNDER:-

- 1) The LESSEE shall pay the rent regularly per each month on or before the 10th day of the succeeding month to the LESSOR.
- 2) The LESSEE shall pay and bear the Water and 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.
- 5) The LESSEE shall enhance the rent and amenities charges by 20% compounded at the end of every three years. However, the first such enhancement shall fall due with effect from the month of January 1997.

For Modi Properties & Investments Pvt. Ltd.

Suresh Modi

Director.


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- 6) The LESSEE shall permit the LESSOR or anyone authorized by it, to inspect the demised portion at all reasonable hours of the day.
- 7) The LESSEE agrees to pay the property tax and other taxes pertaining to the leased floor.

THE LESSOR 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 agrees 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 DEMISED PORTION

A part of the ground floor measuring 5.100 sq. ft.. of the building "USHA KIRAN". situated at Sarojini Devi Road, bearing premises No. 1-8-165 to 179 bounded on the:-

NORTH BY : 40 ft Private Road
 SOUTH BY : Premises Occupied by M/s. Vorin Laboratories.
 EAST BY : Sarojini Devi Road
 WEST BY : LIC Building

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

WITNESSES:

1.

2.

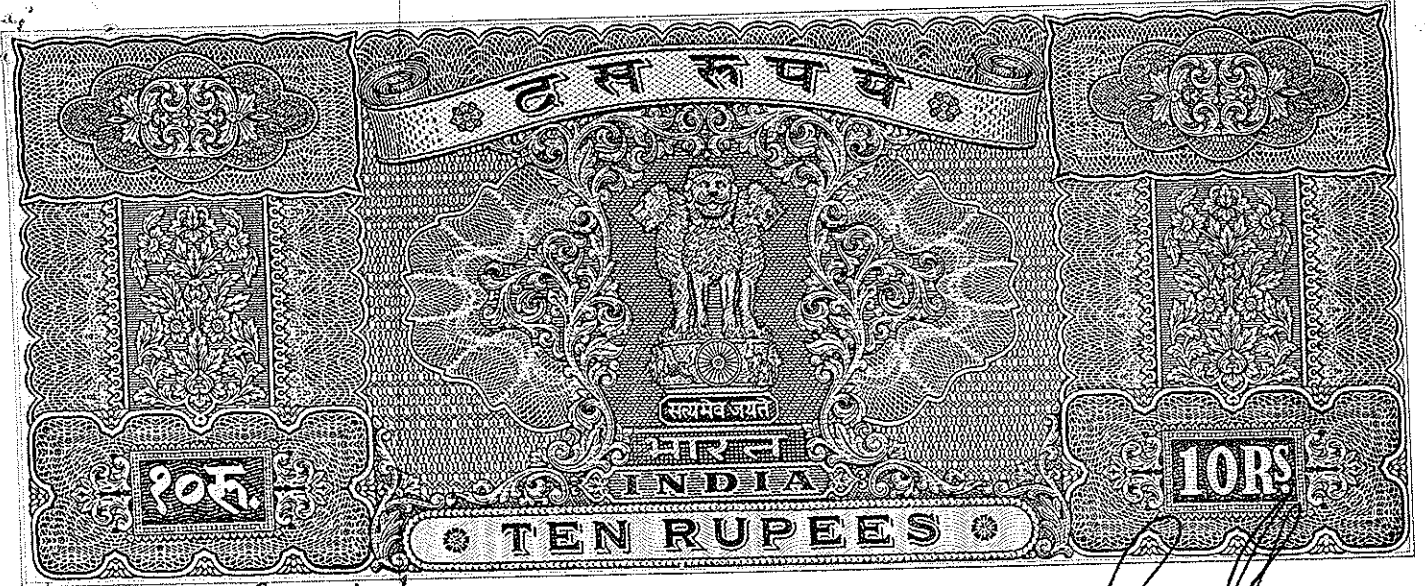
[Handwritten Signature]
[Handwritten Signature]
 (B. PAUL)

For Modi Properties & Investments Pvt. Ltd.

LESSEE

Director.

LESSOR



No. 607 Date 11.2.92 as 10/-

Sold to Nayan W. Mehta &

N. B. Mehta, Secbad

For Whom Usha Kiran Complex, Secbad

Ramesh Kumar
 RAMESH KUMAR
 S.V.L. No. 19/90
 8-3-231/4/C, Yousufguda, Hyd.

LEASE AGREEMENT

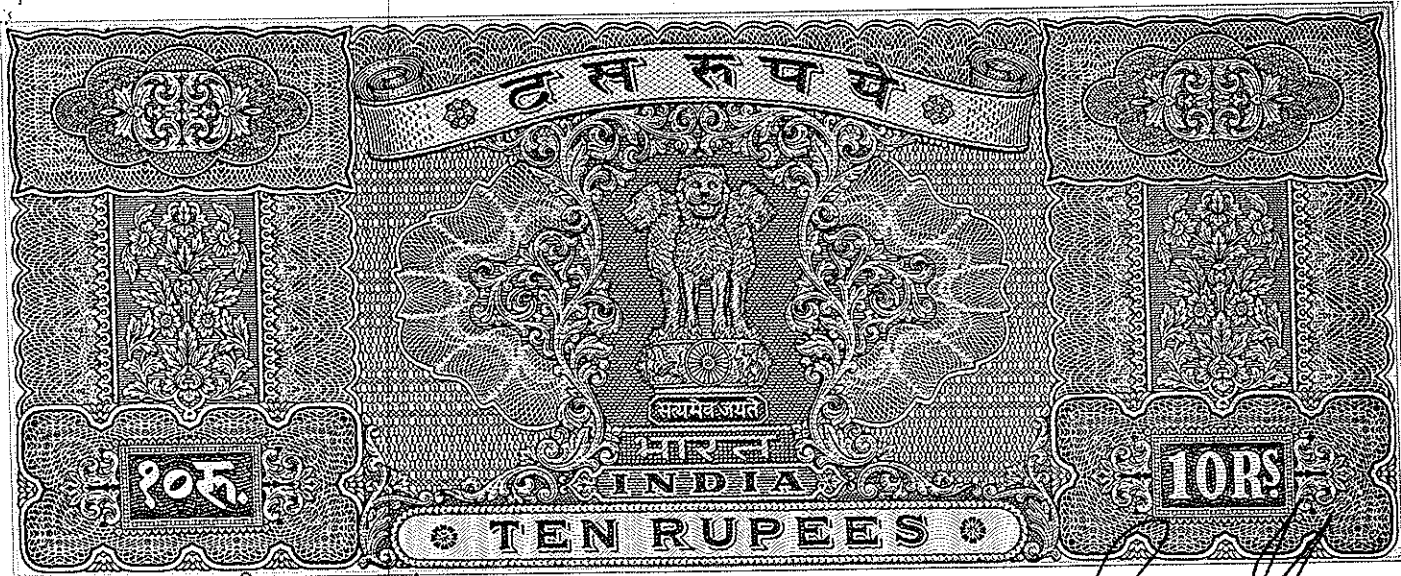
This indenture of Lease made at Hyderabad this the 14th day of February 1992 between M/s. Usha Kiran Complex represented by Shri Satish Modi son of Manilal C. Modi resident of Jubilee Hills, Hyderabad hereinafter referred to as the Lessor (which expression shall unless it be repugnant to the context of meaning thereof be deemed to mean the principal, heirs executors, administrators and assigns) of the one part And Sailors INN A Pub, a Fast Food Restaurant represented by Sri Radhe Shyam son of Ladharam resident of Paigah Colony, Secunderabad hereinafter called the Lessee which expression shall unless repugnant to the context or meaning thereof mean and include the Lessee and its successors and assigns of the other part.

Whereas the Lessor represents as the co-owners of the premises Usha Kiran Complex, bearing No.1-8-169 situated at Pendraghast Road (S.D. Road) Secunderabad popularly known as Lakhpat Building has agreed to give the portion of 4000 sq.ft on ground floor and open area about 1400 sq.ft approximate.

Satish Modi

Contd.....2.

Usha Kiran



No. 606 Date 11.2.92 Rs 10/-

Sold to Nayan. N. Mahta & Co.
N.B. Mahta, Secy

For Whom Usha Kiran Complex, Secy

Ramesh Kumar
RAMESH KUMAR
S.V.L. No. 19/90

8-3-231/4/C, Yousufguda, Hyd.

: : 2 : :

And Whereas the Lessor and Lessee have agreed to lease out the property on certain terms and conditions evidenced vide memorandum of understanding dated 1st day of March 1991.

And whereas the Lessor and Lessee have carried out certain work for completion and finishing the premises.

And whereas the Lessor and Lessee now desire to record the understanding in writing.

NOW THIS DEED OF LEASE WITNESSETH:

1. This lease shall be effective from 1st ^{June} ~~May~~ 1992.

2. The Lessee shall pay monthly rent excluding Municipal taxes as under

- i) for the months ^{June} ~~May~~ '92 to Dec '92 (Twenty four thousand only) Rs. 24,000/-per mont
- ii) for the calender year 1993 ^{Thirty one thousand five hundred only} Rs. 31,500/-per mont
- iii) for the calender years 1994, 1995 ^{Thirty nine thousand only} & 1996 Rs. 39,000/-per mont

Sabish mal
Contd.....3.

calaita k. k

The Lease is renewable thereafter for a further period of three years at an increase of 20% in rent. However such increase shall not be applicable on a sum of Rs. 4,000/- ^(Four thousand only) /⁰⁰⁰. The Lessee has an option to continue as tenant for each term of three years provided the rent is increased by 20% on previous terms rent. On each such renewal there shall be no increase on the amount of Rs. 4,000/- ^(Four thousand) /⁰⁰⁰.

3. The Lease is for an initial period ending December 1996 and is further renewable on the basis of rent escalation @ 20% for term of three years as mentioned in clause 2 above ~~and/or such other terms and conditions as may be mutually agreed upon.~~
4. The rent shall be paid in advance on or before 10th of every month.
5. The Lessee has given the interest free refundable deposit of Rs. 1,80,000/- as under and the receipt whereof is acknowledge by the Lessors.

<u>Date</u>	<u>Mode of Payment</u>	<u>Amount</u>
29.03.91	Cheque	1,20,000
10.07.91	"	20,000
19.08.91	"	20,000
25.09.91	"	20,000

The said deposit is refundable on returning the vacant position of the premises to the Lessors.

6. The Lessee further covenant with the Lessor as follows:-
 - a) The Lessee shall have the right to carry out all improvements to the demised premises which the Lessee desires for its own convenience such as Interior decorations, Sanitary and other electrical installations etc. but shall not make any structural alteration in the premises. The Lessee shall bear the expenses of all such improvements as mentioned here in above without resources to the Lessor. And all such improvement shall belong to Lessors except movable furnitures.
 - b) To surrender the vacant position of the premises to the Lessor in good and tenantable condition after the expiry of the Lease, subject to reasonable wear and tear.
 - c) To pay consumption charges for electricity and water to APSEB and water works authorities.

Kalasa 10/11

Satish mah.

Contd.....4.

- d) To pay Municipal taxes to the concerned authorities and submit a xerox copy of the tax paid receipt to the Lessor.
- e) To permit the Lessor and their employees and agents at all reasonable time to enter into the said premises for the purpose of inspection and examination of the State and conditions of the said premises.
- f) The Lessee shall have an option to terminate the agreement by giving three months notice in writing after making a payment of the rent due for the notice period in advance.
- g) The Lessee will fix all the electrical fittings, fans etc.
- h) The Lessee cannot sublet the premises to any other parties.

7. The Lessor covenants with the Lessee as follows:-

- a) To maintain the premises in good and tenantable conditions and effect necessary periodical and structural repairs, as may be required.
 - b) To permit the Lessee to take away furniture belonging to the Lessee from the said premises at the time of handing over the possession.
 - c) To allow peaceful enjoyment of the demised premises during the said term without any interruption whatsoever by the Lessor or its agents.
8. It is clearly and expressly understood by Lessor and Lessee that all the accounts with respect to expenditure incurred on finishing the premises either by Lessors or Lessees or both have been settled and there shall be no claim whatsoever on this count and out of understanding dated 1st March 1991.
9. It is also agreed upon and clearly understood that though the Lessee have commenced their business in demised premises from December '91 and were in possession of the demised premises for the purposes of carrying out internal furnishings etc. before the commencement of this business, this Lease Deed is operative from ^{June} ~~May~~ '92. in pursuance of earlier understanding.

Satish

Contd.....5.

Kalra K. K.

: : 5 : :

- A. An area of 4000 sq.ft on ground floor situated at 1-8-169 Prenderghast Road (S.D.Road) Secunderabad. Bounded on the
- B. An open area of about 1400 sft. situated at 1-8-169, Prenderghast Road (S.D.Road) Secunderabad. Bounded on the

NORTH : Private passage belonging to the owners
SOUTH : Premises belongs to owners
EAST : Road
WEST : Owners premises rear portion of the same building

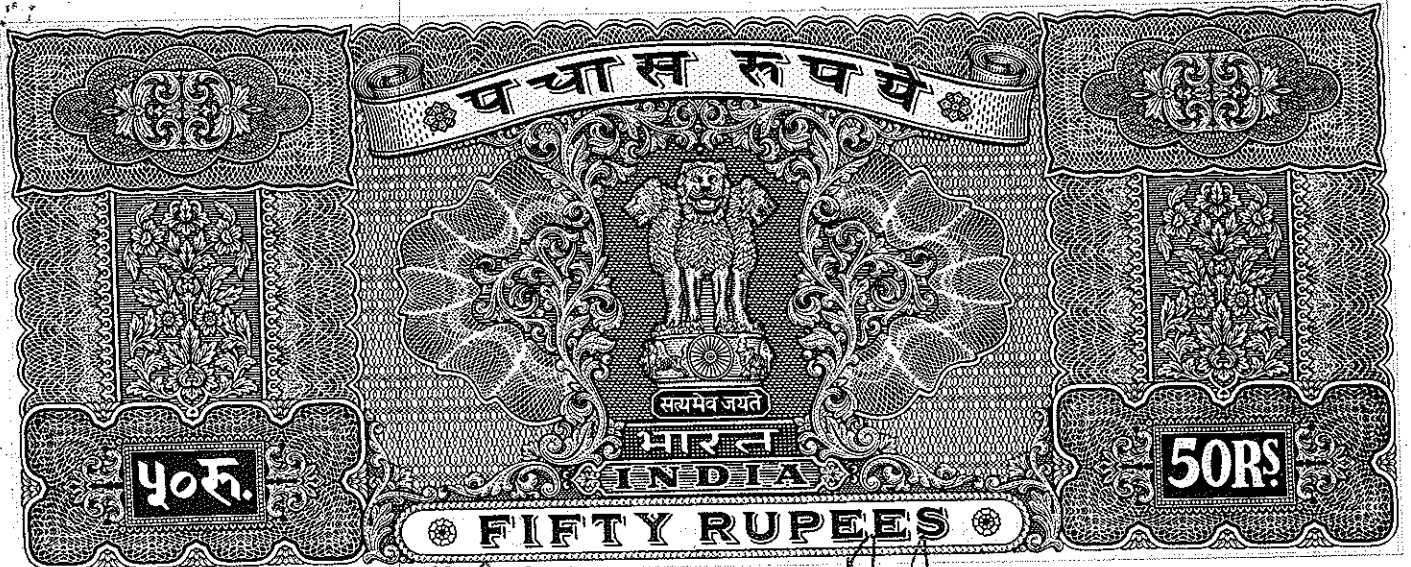
IN WITNESSETH WHEREOF the parties hereto, have set and subscribed their respective hands on this documents and plan on this day and year first above mentioned.

WITNESSESS:

- 1. T. Abey
- 2. Mohammed

LESSOR: Satish Moh

LESSEE: Palata K.K



S. No. 22240-16-1095000

Sold To *B. Raju Kumar*

For Whom *Chandrasekhar S. Modi Properties*

For whom *& Investments Pvt. Ltd.*

P. Rama Subbamma
P. RAMA SUBBAMMA
STAMP VENDOR

L. No. 15/66, R.No. 14/1986

2-10, OLD BHOIGUDA,
SECUNDERABAD-A. P.

AGREEMENT

THIS AGREEMENT made and executed at Secunderabad on this 16th day of October 1995 by and between:

- 1 Sailors Inn Bar & Restaurant, represented by its partner Shri Radhe Shyam S/o. Ladharam aged 50 years resident of Paigah Colony, Secunderabad - 500 003. (hereinafter referred to as TRANSFEROR)

AND

- 2 Modi Properties & Investments Pvt. Ltd, a company registered under the Companies Act, having its registered office at 5-4-187/3 & 4, M.G. Road, Secunderabad - 500 003, and represented by its Director Shri Sourabh Modi S/o. Shri. Satish Modi (hereinafter referred to as TRANSFEREE)

The expressions, 'Transferor' and 'Transferee' shall mean and include unless it is repugnant to the context their heirs, administrators, executors, legal representatives, successors-in-office, nominee, assigns.

Page 1/SAILORS1.DOC

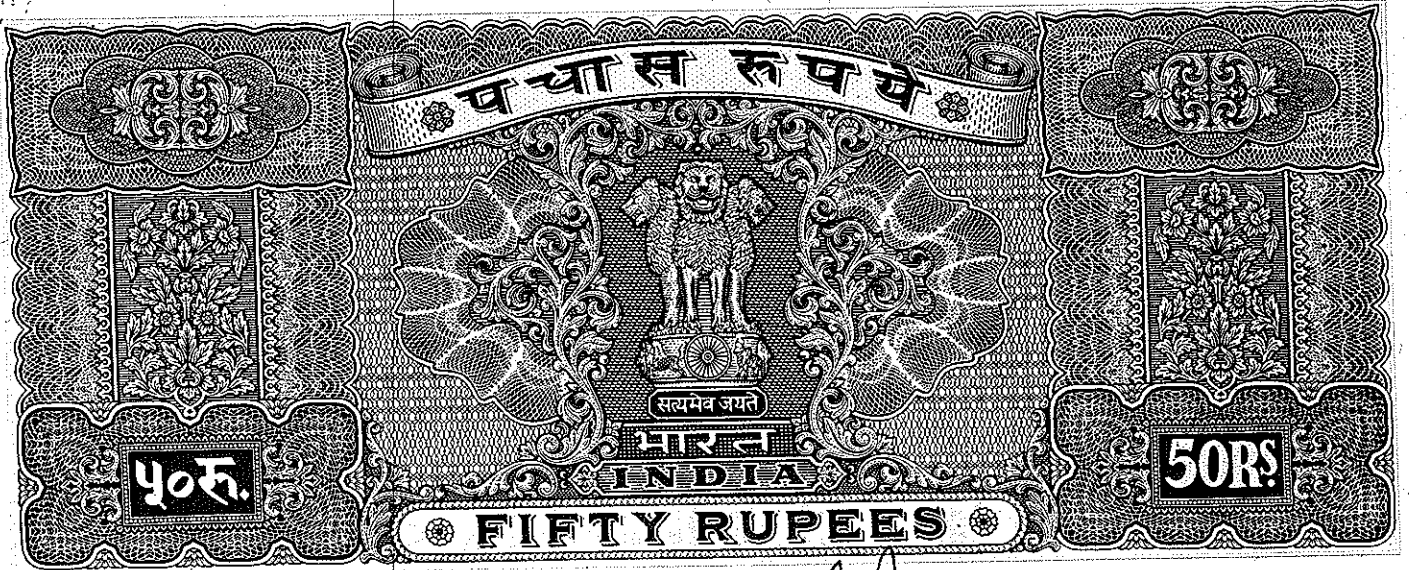
For Modi Properties & Investments Pvt. Ltd.

Sourabh Modi

Director.

For SAILORS INN,

Radhe Shyam
Partner,



No. 28244 16-10-95 5200

To B. N. Kumar

Chandrasekhar

Modi Properties

& Investments Pvt. Ltd.

P. Rama Subbamma

P. RAMA SUBBAMMA

STAMP VENDOR.

L. No. 15/66, R.No. 14/1998

4-2-10, OLD SHOIGUDA,

SECUNDERABAD-A. P.

WHEREAS:

- A. The Transferor has been carrying on Hotel business in the name and style as ' Sailors Inn Bar and Restaurant ' in a rented premises bearing Municipal No. 1-8-179/2, situated at S.D. Road, Secunderabad - 500 003., belonging to Shri Pramodchandra Modi.
- B. Due to present Government Policies and for other reasons the Transferor is unable to carry on its hotel business smoothly and economically.
- C. The Transferor is desirous of discontinuing its business and sell away certain materials and equipments as given in the annexed schedule I (hereinafter referred to as scheduled materials and equipments) and to deliver the possession of premises and the Transferee is willing to take the Scheduled Materials and equipments on 'as is where is basis' and the tenancy of the premises for a total consideration of Rs. 10,45,000/- (Rupees Ten lakhs Forty Five Thousand only) of which Rs. 7,45,000/- (Rupees Seven lakhs Forty Five Thousand only) will be towards the sale of the Scheduled Materials and Equipments and the balance of Rs.3,00,000/- (Rupees Three lakhs only) for the Tenancy Rights.
- D. The parties hereto are desirous of recording the said agreement and understanding into writing.

NOW THEREFORE THIS AGREEMENT WITNESSETH AS UNDER:

- 1 That the Transferor has agreed to transfer and the Transferee has agreed to purchase the scheduled materials and equipments on 'as is where is basis' and tenancy rights

Page 2/SAILORS1.DOC

For Modi Properties & Investments Pvt. Ltd

Somesh Modi

Director.

For SAILORS INN.

B. K. Subbamma
Partner.

for a total consideration of Rs. 10,45,000/- (Rupees Ten lakhs Forty Five Thousand only) with effect from 01/04/1995.

2 That the Transferee has paid to the Transferor a sum of Rs.6,63,000/- (Rupees Six Lakhs and Sixty Three Thousand only) as under and the receipt of which is acknowledged by the Transferor.

- a) Cheque No.027657 dated 01/09/1995 for Rs.4,20,000/- (Rupees Four Lakhs And Twenty Thousand only)
- b) Cheque No.027658 dated 01/09/1995 for Rs.2,43,000/- (Rupees Two Lakhs Forty Three Thousand only)
- c) Paid Cash a sum of Rs1,02,000/- (Rupees One Lakh and Two Thousand only) on 05/10/1995

4 The balance consideration of Rs. 2,80,000/- (Rupees Two Lakhs Eighty Thousand only) shall be paid as under:

Cheque Number	Date	Amount
027662	31/10/1995	1,00,000
027678	01/12/95	70,000

The balance Rs. 50,000/- (Rupees Fifty thousand only) will be deposited in Sailors Inn account on Tuesday i.e., 12/12/1995.

5 The Balance amount of Rs.60,000/- (Rupees Sixty Thousand only) should keep in fixed deposit either in Banks or in Private Institutions for payment of A.P.State Electricity Board

6 There is a case pending against the Transferor with the Andhra Pradesh State Electricity Board. In case, any liability arises out of the said case the Transferor hereby agrees to indemnify the Transferee. It is further agreed that in case the Transferor wins the case and the amount paid by him becomes refundable, in case the refund is received by the Transferee the same shall be paid over to the Transferor, further in case if the Andhra Pradesh State Electricity Board decides to deduct the refund amount out of the energy bills, the deduction so received in the bills shall be paid over by the Transferee to the Transferor. In case either party fails to hand over to the other party the amounts due out of this clause the other party shall be entitled for an interest at the rate of 18% per annum.

7 That the Transferor shall not have any claim, title, interest and rights of what so ever nature over the scheduled materials and equipment and premises.

For Mod: Pr

Suman Modi

... Pvt. Ltd.

Director.

For SAILORS INN,

W. S. Srinivasan
Partner.

8 The parties hereto shall do all such things and acts and execute all such documents which may be necessary to effectuate this agreement more fully.

In witness whereof the parties hereto have subscribed their respective hands on the day, month and year mentioned herein above.

Witnesses:

1. Katana K.K.
2. J. Ram Mohi.

1. Transferor.

For Modi Properties & Investments Pvt. Ltd.

2. Transferee.

Director.

For SAILORS INN.

H. Ratheshyam
Partner:

Scheduled Materials And Equipments

S.No.	Particulars	Amount
1	Air Conditioning and Ducting	3,25,000
2	Crockery	1,07,000
3	Furniture & Fuxtures	1,34,000
4	Cooler & Deep Freezer	70,000
5	Kitchen Equipments	33,000
6	Electrical Fittings & False Ceiling	43,000
8	Carpets	33,000
		----- 7,45,000 -----

Witnesses:

1. *Katara P. L.*
2. *Sohan Moh.*

Transferor
For Modi Properties & Investments Pvt. Ltd.
Sohan Moh.
Transferee
Director.

For SAILORS INN,
A. K. Srinivasan
Partner

1st December 2005.

To,
The Branch Manager,
HDFC Bank Ltd.,
S. D. Road Branch,
Secunderabad – 500 003.

Dear Sir,

Sub: Offer for lease for the premises at Usha Kiran Complex, S. D. Road,
Secunderabad.

Ref: Your personal discussions with Mr. A. Shanker Reddy – Admin. Manager.

With reference to the above I would like to confirm the terms of lease as follows:

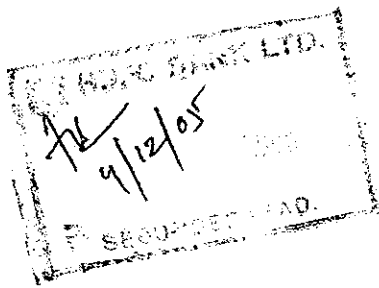
1. Area : 200 sft. on ground floor (rear side of HDFC Bank).
2. Lease rent : Rs. 3,000/- per month.
3. Deposit : Nil
4. Commencement : The lease commences from 15th November 2005
5. Other terms : The lessor shall give 30 days advance notice before vacating the premises.

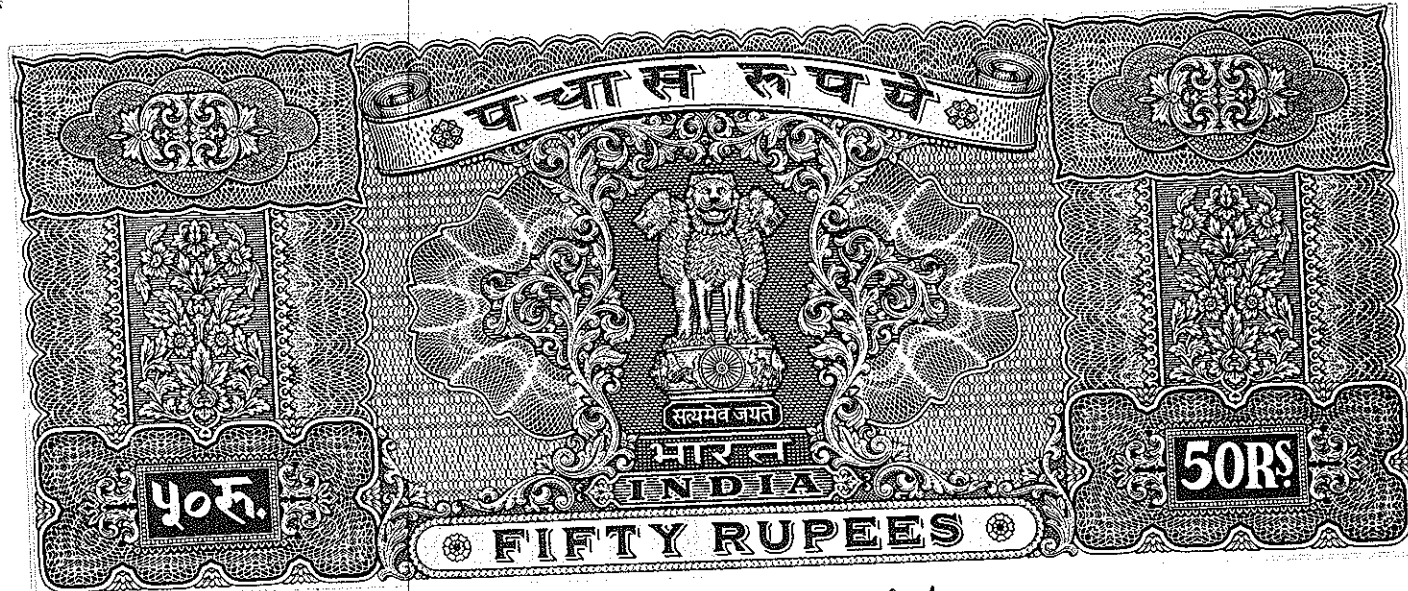
Thank You.

Yours sincerely,



SOHAM MODI.





29/10/95 30.10.95 50.00

Kumar
- Chandras S
Modi Properties
& Investments Pvt. Ltd.

P. Rama Subbamma
P. RAMA SUBBAMMA
STAMP VENDOR
No. 10/11, Old Bhoiguda,
Secunderabad - A. P.
SC

LEASE AGREEMENT

This **LEASE DEED** executed at Secunderabad on this the 30th day of October, 1995 by and between:-

M/s. **Modi Properties & Investments Pvt. Ltd.**, a company registered under the Companies Act, having its registered office at 5-4-187/3 & 4, M. G. Road, Secunderabad - 500 003, and represented by its Director Shri Sourabh Modi, 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. **Vorin Laboratories Ltd.**, represented by its Director, Mr. N. Prasad, Son of Mr. N. V. Sarathi, aged about 32 years, having its registered office at Ushakiran Complex, S.D. Road, Secunderabad - 500 003, hereinafter referred to as the "**LESSEE**", which term shall mean and include whenever the context may so require its successors-in-interest; witnesseth as follows:-

For Modi Properties & Investments Pvt. Ltd.

Sourabh Modi

Director.

for Vorin Laboratories **VORINSII.DOC**

N. Prasad
Director



P. RAMA SUBBAMMA
STAMP VENDOR
L. No. 15/53, R No. 13/1999
1-2-110, OLD BHOIGUDA,
HYDERABAD A.P.

2942 10/09/2000
C. Chandrashekar S
Modi Properties & Investments
M-110 & C

Under an Agreement dated 26th October 1995 the Lessor is authorised to sub-lease a portion of building consisting of a part of the ground floor of "USHA KIRAN" measuring 5,000 sq. ft, more particularly described at the foot of this document. The Lessee has requested the Lessor to grant on lease a portion of the said building 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 a portion of building consisting of a portion of the ground floor of "USHA KIRAN" measuring 2,100 sq. ft, more particularly described at the foot of this document on the following terms and conditions :-

: 2 :

For Modi Properties & Investments Pvt. Ltd.

Sourabh Modi

Director.

VORINSII.DOC

for Vorin Laboratories Ltd

M. S. Rao
Director

1. The Lessee shall pay a rent of Rs. 16,800/- (Rupees Sixteen Thousand Eight Hundred only) per month exclusive of Water and 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. 1,51,200/- (Rupees One Lakh, Fifty One Thousand Two Hundred only) as Security Deposit, subject to the clause pertaining to the enhancement of security deposit contained hereunder. The security deposit 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 six years, commencing from 15th November 1995. This agreement of lease between the said Lessor and the said Lessee can be terminated by any of the parties with an advance notice of six months.
4. The lease shall commence from 15th November, 1995.

THE LESSEE HEREBY COVENANTS AS UNDER:-

1. The Lessee shall pay the rent regularly per each month on or before the 5th day of the succeeding month to the Lessor.
2. The Lessee shall pay and bear the Water and 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.
5. The Lessee shall utilize the demised portion for its R & D and for any other allied business, but shall not use the said portion for residence or any illegal activity.

For Modi Properties & Investments Pvt. Ltd

Souresh Modi

Director.

for Vorn Laboratories Ltd
Director

W:\ORINSII.DOC

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 and security deposit as given under:

Period	Rent (Rs.)	Increase in rent (Rs.)	Security deposit (Rs.)	Increase in security deposit (Rs.)
15/11/95 to 31/12/95	16,800	-	1,51,200	-
01/01/96 to 31/12/96	18,900	2,100	1,70,100	18,900
01/01/97 to 31/12/97	23,100	4,200	2,07,900	37,800
01/01/98 to 31/12/98	27,720	4,620	2,49,480	41,580

- From 1st January 1999, the Lessee shall enhance the rent and security deposit by 7% on Prevailing rent and deposit every year.
- The Lessee shall permit the Lessor or anyone authorized by it, to inspect the demised portion at all reasonable hours of the day.

THE LESSORS HEREBY COVENANTS AS UNDER :-

1. The Lessor agree 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 agree to pay the property tax and other taxes pertaining to the leased floor.
3. The Lessor agree 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.

For Modi Properties & Investments Pvt. Ltd

Suresh Modi

Director.

4 :

for Vorin Laboratories Ltd

[Signature]
Director

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B
11B
13.2 B.

DESCRIPTION OF THE DEMISED PORTION

A portion of the ground floor measuring 2,100 sq. ft., of the building "USHA KIRAN", situated at Sarojini Devi Road, forming a part of premises No. 141 consisting of land and superstructure including therein premises No. 1-8-165 to 179 bounded on the:-

NORTH BY : 40 ft Private Road

SOUTH BY : Premises Occupied by M/s. Vorin Laboratories.

EAST BY : Vacant Premises.

WEST BY : LIC Building

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

WITNESSES:-

1.

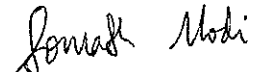
2.

for Vorin Laboratories Ltd

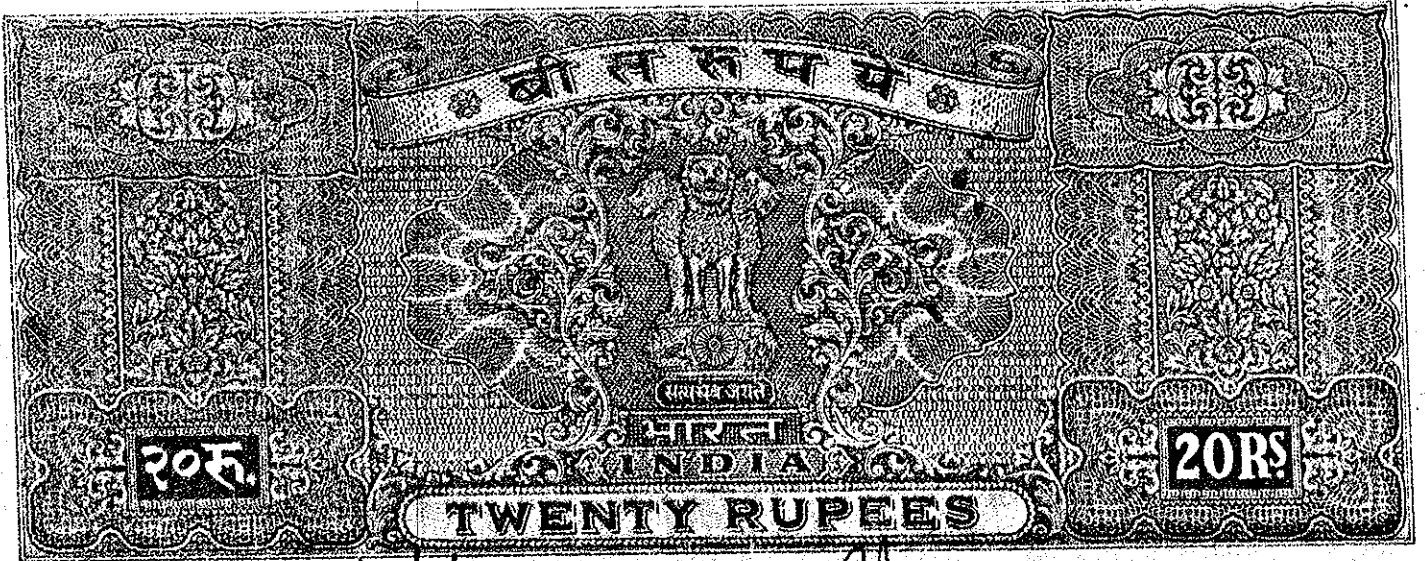

LESSEE

LESSOR

For Modi Properties & Investments Pvt. Ltd.



Director.



2007 23/8/96 20.00

B. U. Kumar

B. Chandrababu Naidu

Modi Properties & Investments (P) Ltd

[Signature]
P. RAMA SUBBAMMA

STAMP VENDOR
L. No. 15/66, R No. 45/1998
SECUNDERABAD-2-110, OLD BHOIGUDA,
SECUNDERABAD-A. P.

GENERAL AMENITIES AGREEMENT

This **GENERAL AMENITIES AGREEMENT** executed at Secunderabad, on this the 23rd day of August 1996 by and between:-

M/s **Modi Properties & Investment Pvt. Ltd.**, a Company registered under the Companies Act, 1956 having its registered office at 5-4-187/3 & 4, M.G. Road, Secunderabad 500 003, and represented by its Director Mr. Sourabh Modi, hereinafter referred to as "**OWNER**", (which term wheresoever the context so requires or permits mean and include its successors in office and assignees)

AND

M/s **Banaras IGA South Asia Limited**, a company registered under the Companies Act, 1956 having its registered office at 1/42 DDA Local Shopping Center, Guru Ravidas Marg, Kalkaji, New Delhi and represented by Mr. Binay Kumar, Chairmen/Mr. A.K. Sharma, Vice President, hereinafter referred to as "**HIREE**", (which term wheresoever the context so requires or permits mean and include its successors in office and assignees) witnesseth as follows:-

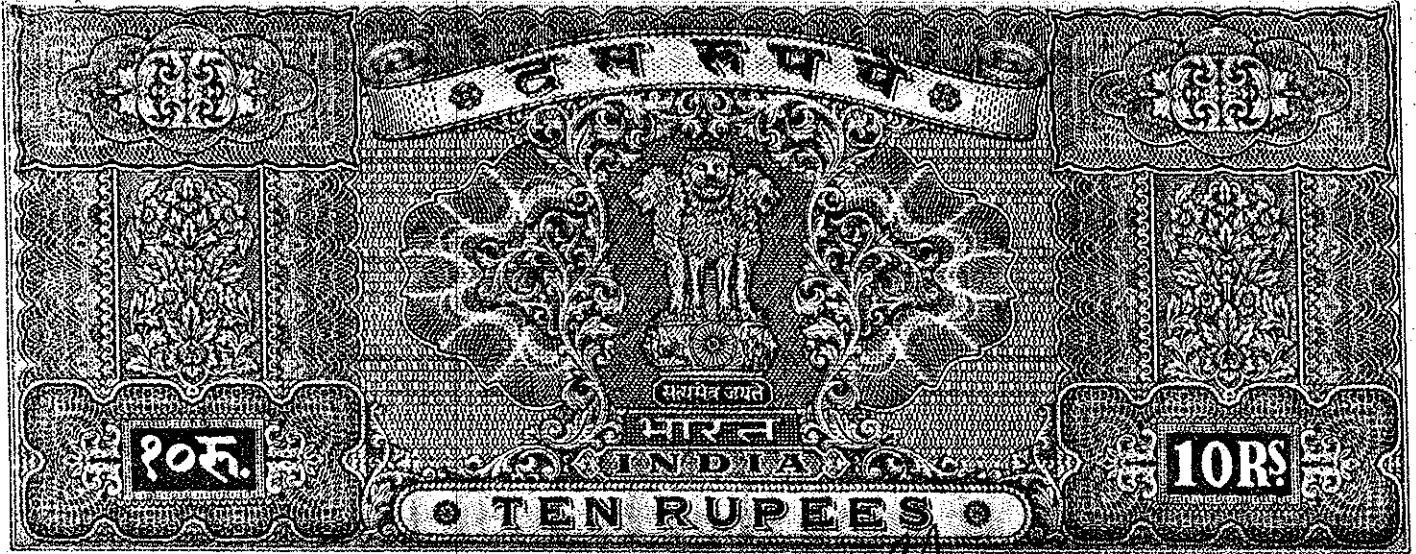
PAGE 1 IGA2.DOC

For Modi Properties & Investments Pvt. Ltd.

[Signature: Sourabh Modi]
Director,

[Signature]
For Banaras IGA South Asia Ltd.

Authorized Signatory



20802 23.08.1996 10,000

B. U. Kumar

B. Chelababu

Modi Properties & Investments (P) Ltd

[Signature]
P. RAMA SUBBAMMA
STAMP VENDOR
L. No. 15/85, R No. 45/1996
4-2-110, OLD BHOIGUDA,
SECUNDERABAD-A. P.

The HIREE has obtained on lease a portion on Ground floor in the Building USHA KIRAN bearing No.1-8-167 to 179/2 situated at Sarojini Devi Road, Secunderabad- 500 003 admeasuring 3,000 sq ft from the OWNER under lease agreement dated 23.08.1996. 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. 16,000/- (Rupees Sixteen Thousand only) per month apart from and along with the rent payable;
2. The Hiree shall enhance the amenities charges by 8% ~~compounded~~ *at the end of every year. on the then prevailing rent.*
3. The Hiree shall pay the amenities charges for each month on or before the 15th day of the every month to the Owner in advance.
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 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 tenancy.

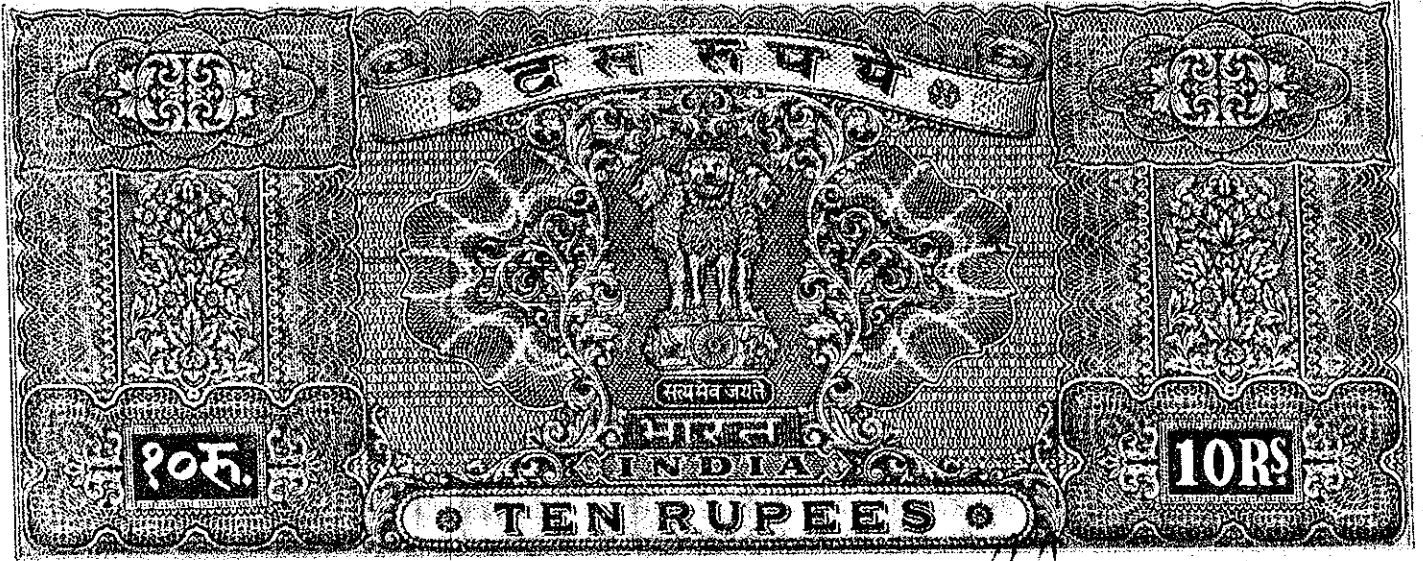
As Mark

PAGE 2 IGA2.DOC

For Modi Properties & Investments Pvt. Ltd.

[Signature]
Director.

[Signature]
For Ramas IGA South Asia Ltd.
Authorized Signatory



20804 23/8/16 10-00

B:V Kugner

B. Choudhary

Modi Properties & Investments (P) (LTD)

P. RAMA SUREBAMMA
STAMP VENDOR
L. No. 15/83, R No. 45/1996
4-2-110, OLD BHOIGUDA,
SECUNDERABAD-A. P.

-3-

PARTICULARS OF AMENITIES:-

- 1. Maintenance of common area.
- 2. Provision common area lighting.
- 3. Provision of security.
- 4. Provision of Alluminium windows and doors.
- 5. Provision of sanitary fittings.
- 6. False Ceiling
- 7. Provision of extra shutter on the Nothern Side
- 8. Spartek Tiles Flooring

IN WITNESS WHEREOF the Hiree and all Owner have signed these presents on the date and at the place mentioned above.

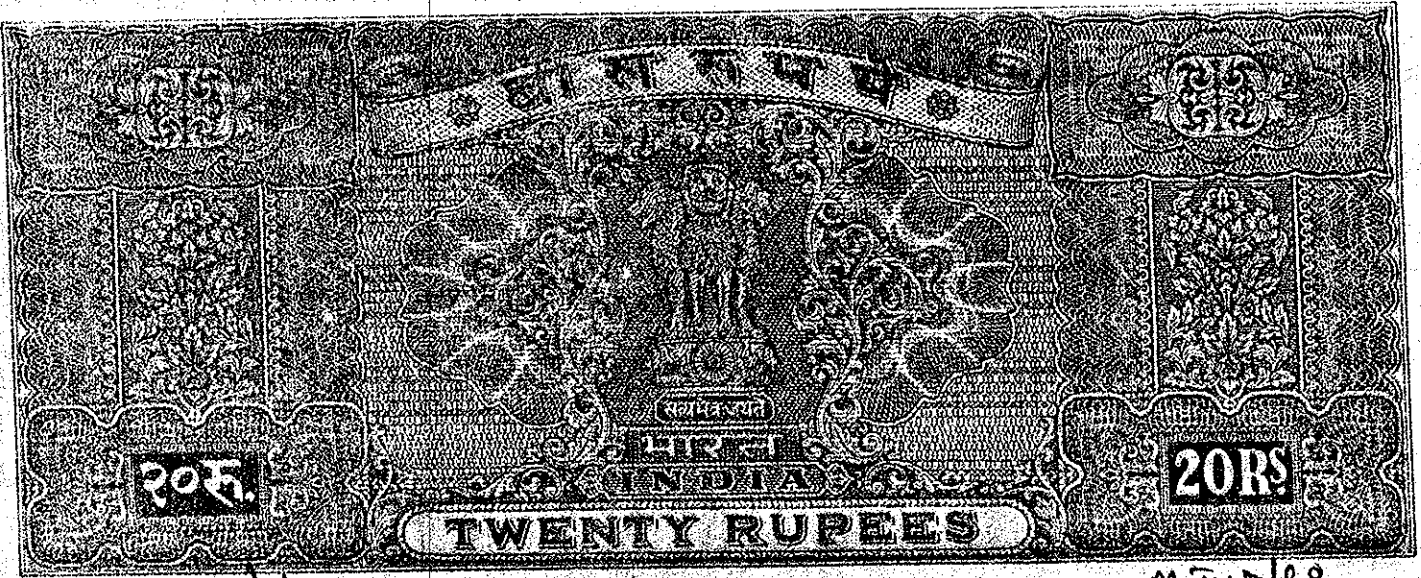
WITNESSES:

- 1.
- 2.

HIREE: IGA South Asia Ltd
[Signature]
Authorized Signatory

OWNER
For Modi Properties & Investments (P) Ltd

PAGE 3 IGA
[Signature]
Director.



S. No. 6492 Date 22/8/96 Rs. 20/-
Sold to B. V. Kumar
i/o. D/o. W/o. B. Chendrababu...
of whom Modi Properties and Investments (P) Ltd.

M. Jyothilaxmi
M. JYOTHILAXMI
Stamp Vendor L. No. 59/95
Shop No. 1, H. No. 1-1-149 (62/A)
Garden Lodge Building,
St. Mary's Road, Secunderabad-3

LEASE DEED

This Lease Deed is executed at Secunderabad on this 23rd day of August, 1996 by and between:

M/s Modi Properties & Investment Pvt. Ltd., a Company registered under the Companies Act, 1956 having its registered office at 5-4-187/3 & 4, M.G. Road, Secunderabad 500 003, and represented by its Director Mr. Sourabh Modi, hereinafter referred to as "LESSOR", (which term wheresoever the context so requires or permits mean and include its successors in office and assignees)

AND

M/s Banaras IGA South Asia Limited, a company registered under the Companies Act, 1956 having its registered office at 1/42 DDA Local Shopping Center, Guru Ravidas Marg, Kalkaji, New Delhi and represented by Mr. Binay Kumar, Chairmen/Mr. A.K. Sharma, Vice President, hereinafter referred to as "LESSEE", (which term wheresoever the context so requires or permits mean and include its successors in office and assignees)

For Modi Properties & Investments Pvt. Ltd.

Sourabh Modi
Director.

Binay Kumar
For Banaras IGA South Asia Ltd.
Authorized Signatory

20 Rs.



No. 6494 Date 22/8/96 Rs. 20/-

old to Kumer

to D/o. W/o. Chandan

from Modi Properties & Investments (P) Ltd. Sec 3rd

M. Jyothi

M. JYOTHILAXMI
Stamp Vendor L. No. 59/95
Shop No 1, H. No. 1-1-149 (62/A)
Garden Lodge Building,
St. Mary's Road, Secunderabad-3.

-2-

WHEREAS THE LESSOR has absolute power to lease a portion of building consisting of a part of the ground floor of premises known as 'USHA KIRAN' admeasuring 5,000 sq. ft. fully detailed in the schedule hereunder (hereinafter referred to as the "said premises")

AND WHEREAS the Lessor has agreed to lease in favour of the Lessee the following a portion of said premises, hereinafter referred to as "SCHEDULED PROPERTY":

A portion of the ground floor measuring 3,000 sq. ft. of the building "USHA KIRAN" situated at Sarojini Devi Road, Secunderabad forming part of premises No. 141 consisting of land and superstructure including therein premises No. 1-8-165 to 179 bounded on the:

- North By : 40 ft. Private Road.
- South By : Premises occupied by M/s Vorin Laboratories Ltd.
- East By : S.D. Road.
- West By : M/s Vorin Laboratories Ltd.

AND WHEREAS the Lessee has agreed to take the Scheduled Property for carrying on the business.

For Modi Properties & Investments Pvt. Ltd.

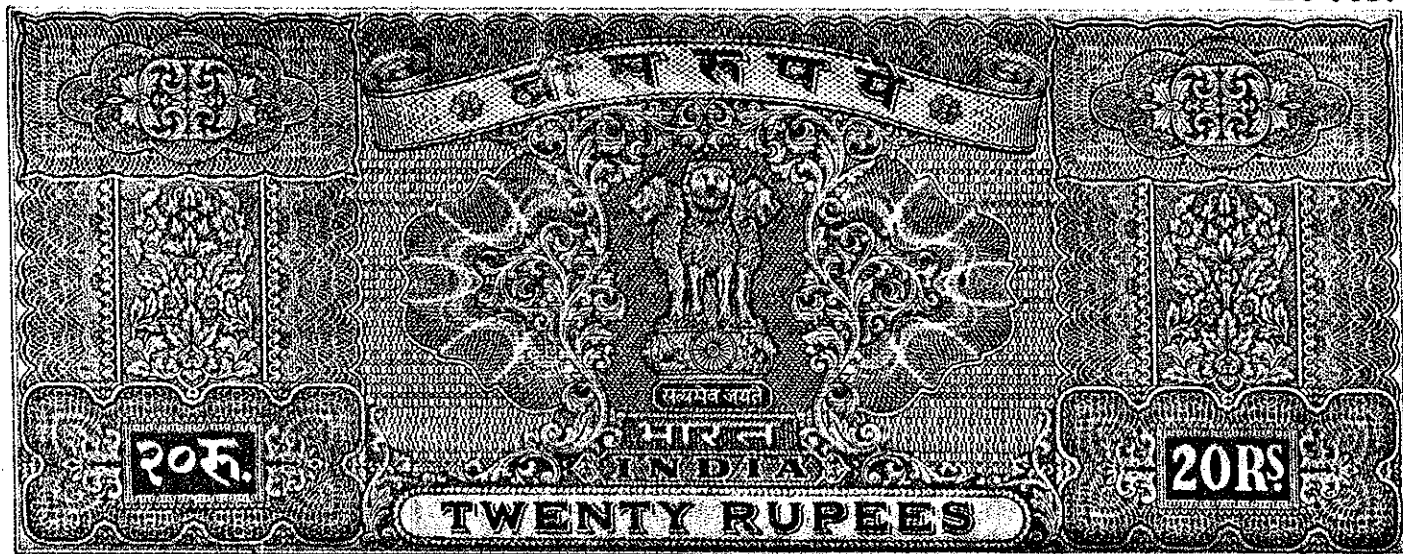
Sanjay Modi

Director.

Sanjay Modi

For Banaras JGA South Main 11th

Authorized Signatory



S. No. 6495 Date 22/06/95 Rs. 20/-

Sold to Kurnur

S/o. D/o. W/o. Chenchu Reddy Sec - 5nd

to whom Modi Properties Pvt. Ltd. (P) Ltd Sec bad

M. JYOTHILAXMI
 Stamp Vendor L. No. 59/95
 Shop No 1, H. No. 1-1-149 (62/A)
 Garden Lodge Building,
 St. Mary's Road, Secunderabad-3.

NOW THEREFORE THIS LEASE DEED witnesses that in pursuance of the above agreement and in consideration of the rent and charges herein referred the Lessor hereby grants by way of Lease to the Lessee the Scheduled Property with all fixtures and fittings etc. subject to the following terms and conditions:

1. The Lessee shall pay a rent and amenities of Rs. 24,000/- (Rupees Twenty Four Thousand Only) per month exclusive of Water and 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, 4,80,000 (Four Lakhs Eighty Thousand Only) as Security Deposit with the Lessor which shall be refunded by the lessor to the Lessee without any interest at the time of vacation of the Scheduled Property by the Lessee. Any delay in refund of Security Deposit by the Lessor shall call for compound interest at 24% p.a. payable to the Lessee for the period of delay.
3. The Lease shall be for a period of 11 years (Eleven) commencing from 15th August, 1996 subject to clause 11.

For Modi Properties & Investments Pvt. Ltd.

Somesh Modi
 Director

[Signature]
 For Banara IGA South Asia Ltd.
 Authorized Signatory

20 Rs.



No. 64 96 Date 22/8/96 Rs. 20/-

To the order of Kurnur

for the order of Chandrabhan

for the order of Modi Properties & Investments Pvt. Ltd Sec. BM

M. Jyothsna
M. JYOTHILAXMI
Stamp Vendor L. No. 59/95
Shop No 1. H. No. 1-1-149 (62/A)
Garden Lodge Building,
St. Mary's Road, Secunderabad.

-4-

4. The Lessee shall pay the rent regularly in advance every month on or before 15th of each month of English Calendar to Lessor.
5. The Lessee shall pay and bear the Electricity and Water consumption charges apart from the rent. In the case of any enhanced deposit paid by the Lessee, to the electricity department, the Lessor shall refund the amount on vacating the premises.
6. The Lessee shall keep the Scheduled Property in neat and habitable condition.
7. The Lessee shall carry out all minor repairs and regular maintenance at its cost.
8. The Lessee may make internal partition, interior decoration, alteration or additions in the Scheduled Property for full use of the same without taking permission of the Lessor. The Lessee has agreed to restore the Scheduled Property in the same condition as at the time of taking over of the possession of the Schedule Property except normal wear and tear.
9. The Lessee shall utilise the Scheduled Property for its business and shall not use for any illegal activity.

For Modi Properties & Investments Pvt. Ltd.

Sonal Modi
Director.

[Signature]
For Banara IGA South Asia Ltd.
Authorized Signatory

20 Rs.



No...6497...Date 22/8/96 Rs...20/-

id to...Kumar

...D/o...W/o...C. hand number...Dec 2nd

Com. Modi Properties and Investments (P) Ltd Dec 2nd

M. Jyothsna

M. JYOTHILAXMI

Stamp Vendor L. No. 59/95

Shop No. 1. H. No. 1-1-149 (62/A)

Garden Lodge Building,

St. Mary's Road, Secunderabad-3.

-5-

- 10. The Lessee shall not sub-let any portion of the Scheduled Property and transfer the rights under this lease in favour of any one except to its associate group of companies with the prior approval of the Lessor.
- 11. The Lessee shall enhance the rent by 8% (Eight) on the then prevailing rent every year.
- 12. The Lessee shall permit the Lessor or any one authorised by it, to inspect the Scheduled Property at all reasonable hours of the day after giving prior notice for the purpose of inspection and maintenance of Scheduled Property.
- 13. The Lessor shall handover the vacant possession of Scheduled Property to the Lessee free from all encumbrances at the commencement of the lease.
- 14. The Lessor shall not cause any hindrance to the Lessee in the enjoyment of the Scheduled Property without any interventions from or by the Lessor or any person originally claiming for under it, provided by the Lessee observes all covenants without default as specified herein.

For Modi Properties & Investments Pvt. Ltd.

Somas Modi
Director.

For Banaras IDC South Area, Ltd.
Authorised Signatory

15. The Lessor shall be liable to pay all existing and enhanced municipal Taxes, other taxes, rates and cesses etc. including the property tax in respect of the Scheduled Property during the lease period.

16. The Lessor shall provide separate water and electricity meter for the Scheduled Property at the time of handing over the premises. (The electricity load provided will be 25 KW).

17. The Lessee and/or its employees, agents, clients, customers etc. shall have free right to entrance in the "USHA KIRAN" building.

18. The Lessee shall be provided with parking space specifically earmarked for parking of vehicles of Lease's and/or its employees, agents, apart from the general parking space for its clients/customers etc.

ref. Modl 19. The Lessor shall provide space for sign board above the ³shutters on the East upto the level of 1st floor window and on the North wall upto the 1st floor window.

20. The Lessor shall also allow Lessee to have incoming telephone line junction box for connection with any telecommunication system.

and Generator x K. K. K.

ref. Modl 21. The Lessor shall provide space for Air-conditioning plant outside the Scheduled Property, as and when Lessee intend to install Air-conditioning plant/equipment's.

K. K. K.

22. Notwithstanding the provisions contained herein, the tenancy may be terminated at any time by the Lessee by giving 6 months notice in writing to the Lessor.

23. All the expenses of this lease deed such as stamp duty, registration charges, and all other charges shall be borne the and Lessee.

24. The Courts at Hyderabad shall have exclusive jurisdiction for any matter arising out of this agreement.

25. The Lessee shall use the shutter on the northern side only for loading and unloading of all its goods.

For Modi Properties & Investments Pvt. Ltd.

Sonal Modi
AMMUNOG

B. K. K.
For Banaras IEP
Forth, Amin Ltd.
Authorised Signatory

In the witnesses hereof the parties have signed this on the day mentioned herein above.

WITNESS

- 1.
- 2.

for and on behalf of LESSOR
 For Modi Properties & Investments Pvt. Ltd

for and on behalf of LESSEE.

Pratik Modi
 Director
 For Modi Properties & Investments Pvt. Ltd
B. S. S. S.
 Authorized Signatory



Modi Properties & Investments Pvt. Ltd.

DT 10.06.1999

To.
The D.C.T.O
M.G. Road,
Secunderabad

Dear Sir,

Sub: Professional tax ~~to~~ Firm and Director
for the year 1998-99 - Submitting Reg.

We are enclosed herewith cheque bearing No. 134863
dt 10.6.1999 of Rs. 5,000/- drawn on Syndicate
Bank, Tale Bazar Sec. Bad for the Professional Tax
of Firm - Rs. 2,500/- and Director Rs. 2,500/-

Kindly acknowledge the above receipt.

Thanking you.

Yours faithfully,
For MODI PROPERTIES & INVESTMENTS
PVT LTD

10/6/99

M. Chandra - 1

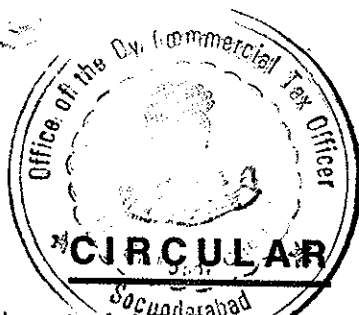
Recd
Jasraj
10.6.99
De go m g des

**GOVERNMENT OF ANDHRA PRADESH
COMMERCIAL TAXES DEPARTMENT**

**OFFICE OF THE
DY. COMMERCIAL TAX OFFICER,
M.G.ROAD CIRCLE,
SECUNDERABAD.**

G.I.NO. P.I./ 196/97

Dated : 26/9/97



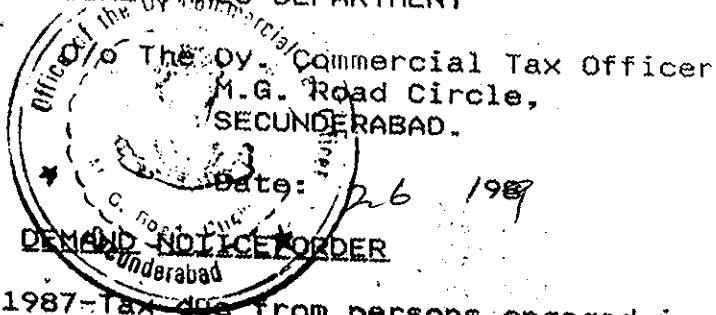
In accordance with amendment of A.P. Tax on Professions, Trades, Callings and Employment Act, 1987 by Ordinance 21 of 1996 Date : 1.8.96 the following revised rate of taxes are effected for the year 1996-97.

SL. NO.	CLASS OF ASSESSES	RATE OF TAX PER MONTH / PER ANNUM
1.	Salary and Wage earners, such persons whose monthly salaries or wages :	
	(i) Upto Rs.1,500/-	Rs. Nil
	(ii) Range from Rs. 1,500/- to Rs. 2,000/-	Rs. 16/- p.m.
	(iii) Range from Rs. 2,000/- to Rs. 3,000/-	Rs. 25/- p.m.
	(iv) Range from Rs. 3,000/- to Rs. 4,000/-	Rs. 35/- p.m.
	(v) Range from Rs. 4,000/- to Rs. 5,000/-	Rs. 45/- p.m.
	(vi) Range from Rs. 5,000/- to Rs. 6,000/-	Rs. 60/- p.m.
	(vii) Range from Rs. 6,000/- to Rs. 10,000/-	Rs. 80/- p.m.
	(viii) Range from Rs. 10,000/- to Rs. 15,000/-	Rs. 100/- p.m.
	(ix) Range from Rs. 15,000/- to Rs. 20,000/-	Rs. 150/- p.m.
	(x) Range above Rs. 20,000/-	Rs. 200/- p.m.
9.	Dealers registered or liable to be registered Under Andhra Pradesh General Sales Tax Act, 57 (other than those mentioned in item (19) whose total turnover in any year ranges.	
	(a) Upto Rs.1,00,000/-	Rs. Nil
	(b) from Rs. 1,00,000/- to Rs. 2,00,000/-	Rs. 300/- p.a.
	(iii) from Rs. 2,00,000/- to Rs. 5,00,000/-	Rs. 550/- p.a.
	(iv) from Rs. 5,00,000/- to Rs. 10,00,000/-	Rs. 800/- p.a.
	(v) from Rs. 10,00,000/- to Rs. 25,00,000/-	Rs. 1,200/- p.a.
	(vi) from Rs. 25,00,000/- to Rs. 50,00,000/-	Rs. 1,500/- p.a.
	(vii) above Rs. 50,00,000/-	Rs. 2,500/- p.a.
6.	Directors (other than those nominated by the Government) of Companies Registered under the Companies Act, 1956	Rs. 2,500/- p.a.
20.	Each partner of a firm engaged in any Profession, Trade or calling	Rs. 500/- p.a.
2.	Legal Practitioners including Solicitors and Notaries Public and Technical and Professional Consultants other than those mentioned elsewhere in the schedule and Tax Consultants whose standing in the Profession.	
	(a) In the Hyderabad and Secunderabad Urban Agglomeration or within the Municipal limit of District Head Quarters / town is :	
	(i) Upto 3 years	Rs. Nil
	(ii) 3 years to 7 years	Rs. 500/- p.a.
	(iii) above 7 years	Rs. 1,000/- p.a.
3.	(a) Chief agents, Principal Special agents, Insurance agents and Surveyors or less assessors registered or licensed under the Insurance Act, 1938	
	(i) Whose annual income is not less than Rs. 18,000/-	Rs. 550/- p.a.
	(ii) Pigmy Agents or UTI Agents whose annual income is not less than Rs. 18,000/-	Rs. 120/- p.a.
12.	(a) Owners or lessees of Petrol / Diesel filling and service station garaze and workshops of automobiles	Rs. 2,500/- p.a.
13.	(a) Owners of Residential Hotel or Lodging houses having not less than 20 rooms	Rs. 2,500/- p.a.

*Mag. 5000/-
R. Sankar
Wid. ch. no. 134863
dt 10/10/97*

(P.T.O.)

GOVERNMENT OF ANDHRA PRADESH
COMMERCIAL TAXES DEPARTMENT



E.NO: 121 97-98

Date: 26 1989

Sub:- Tax on PTC Act 1987-Tax due from persons engaged in profession Traders-challings & employments-Tax not paid-proposal of recovery by invoking the provisions of the APRR Act's the arrears of land revenue-Notice issued - Reg.

-X-

Please take notice that you are a person as defined under the A.P. Tax on P.T.C. Act which came into force w.e.f. 15-6-97 and you are in arrears of P.T. Payable as below not paid inspite of several notices.

Category of person as per entry	Date of Commencement	No. of persons	Tax payable by each such person under sec.4	Total tax payable	Penalty payable by each person @25% to 50% of tax due under sec'17	Total penalty payable
1	2	3	4	5	6	7
Business	-	2	17500-	35000-00		
Business	96 97 97 98 98 99	3	2500-	7500-00		
Employ	-	1 year	12 x 16.7	2304-00		
				<u>12804-00</u>	50%	6402

Please pay the tax and penalty immediately on receipt of this notice failing which all coercive steps till the balances are recovered will continue to be taken under the APRR Act and the APTPTC Act.

DEPUTY COMMERCIAL TAX OFFICER,
M.G. ROAD CIRCLE, SEC'BAD.

TO
M/S. Modi Builders...

Modi Properties & Investments PVT Ltd
S-4-187/374 11 floor M.G. sec.

PROPERTY LEASE DEPOSIT/ADVANCE CONFIRMATION

I, **Sourabh Modi** Director of Modi Properties & Investments Pvt Ltd confirm holding the Property Lease Deposit as on 1st July'98 of Rs. 1,32,300/- (Rupees One Lakh Thirty Two Thousand And Three Hundred only) pertaining to lease of our premises situated at 1-8-167 to 179, Usha Kiran Complex, Ground Floor, Sarojini Devi Road, Secunderabad; Pin Code 500 003 to **GODREJ PACIFIC TECH LTD** Secunderabad (Branch).

For Modi Properties & Investments Pvt. Ltd.
Sourabh Modi
Director.

Signature of Landlord/Landlady.

Modi Properties & Investments Pvt Ltd
Name of Landlord/Landlady.

Secunderabad: Place

08.08.1998: Date

In Witness:

Branch Manager's Signature: _____

Branch Manager's Name : _____

Place : _____

Date : _____

Re
164
88

PROCEEDINGS OF THE DISTRICT REGISTRAR AND COLLECTOR U/s 47-A
OF I.S.ACT RANGA REDDY DISTRICT.

PRESENT SRI MD. RAHEEMUDDIN, B.A.,
Proc. No. 6360/47-A/96.

Dated: 7-12-1996.

Sub: - INDIAN STAMP (A.P. AMENDMENT) ACT 1971 -
A.P. stamp (Prevention of under valuation
of instrument) Rules, 1975 - Registration
of instrument of properties bearing Sy.
No. 174 part of Mallapur village - Uppal
mandal determination of Market value -
Orders - Issued.

Ref: - 1) Sub-Reg. Uppal pending document No. 559/96
Dt. 3-10-1996.
2) This office notice No. even Dt. 30-11-1996.
3) The claimant representation Dt. 6-12-1996.

-x-

O R D E R :

The Sub-Registrar, Uppal has referred the instrument No. P-559/96 executed accompanied by a statement under section (1) of 47-A of Indian Stamp (Amendment A.P. Indian Stamp Act) of 1899 and subsequently amended as Indian (A.P. Amendment) Act 1971 executed by Sri P. Suresh and others in favour of M/s Modi Properties and Investments Private Limited, represented by director Sri Soham Modi S/o Sri Sathis Modi respectively to determine the market value of the instrument as land out of Sy. No. 174 of Mallapur village, Uppal Mandal.

Accordingly notice inform No. II required under rule 4 of the A.P. Stamp (Prevention of under valuation of instrument) Rules 1975 was issued to the claimant vide this office reference 2nd read above. In response to the notice the claimant has represented in his representation stated that the land was not converted into house plots, if he desires to convert the land into house plots he has to spend huge amounts to provide minimum facilities to the land, and they lost the 40% of land for laying the roads etc, as per Municipal/HUDA rules. If they get approval of the lay-out from the HUDA. Since the land was purchased in bulk, they request for consideration, actually the Sub-Registrar has assessed the M.V. of the land on sq. yard basis, but the purchaser wants it to be less. Hence requested, to confirm the M.V. and adopted by him.

In the light of the above representation visited, the land in Sy. No. 174 part of Mallapur village measuring Ac. 1-10gts situated at Mallapur village, covering pending document No. P-559/96 of S.R.O. Uppal, and found that the land is located about 2 1/2 kms away from the Habsiguda-ECIL road to East, ~~about~~ 1/2 furlong inside. It is about 4 1/2 kms inside from the Uppal Main road. The land purchased in bulk. There is no water source to the land, the surface of the land is plain. The land covered by compound wall in Western side and Northern side and one gate is found. As on the date of inspection the land was not converted into house plots. The boundaries of the land are as follows: Western side 20 feet road is noticed, Eastern side part of the Sy. No. 174, Northern side Houses are noticed, Southern side-part of Sy. No. 174 is noticed. A representative from the purchaser side was present as on the date of inspection and represented that they have purchased a land M.V. @ Rs. 9,60,000/- per Acre. If the purchaser desires to convert the land into house plots they have to leave 40% of the land towards laying roads and other amenities to get approval of as per the specification of the HUDA. The Sub-Reg. assessed the market value on sq. yard rate to this land as the purchasers purchased the land in bulk.

..2...

payable to
Shri P.M. Modi.

paid

Q.A. of Jan '97 - 4,250

Q.A. of Feb '97 - 4,250

Rent in the
Month of
March '97 } = 25,500

April '97 - 25,500

May '97 - 25,500

June '97 - 25,500

July '97 - 25,500

Aug '97 - 25,500

Sep '97 - 25,500

Oct '97 - 4,100

2,12,500

1,25,500

2,38,000

25,500

2,63,500

25,500

2,89,000

1,40,000

3,14,500

2,25,250 payable

3/6/97 -

38,250

18/8/97

25,500

1

63,750

3,14,500
63,750 = 3/6/97
18/8/97

2,50,750

2,14,750 - 21/2/98

2,04,000 - paid and

March '98 payable

7

2 months

5 months

1,50,000

1,50,000

payable to
Shri P.M. Modi.
up to October '97

Date: 12.08.97

M/s. Modi Properties & Investments P Ltd
HYDERABAD.

Dear Sir,

Please receive our DD No.030412 dt.11.08.97 towards the following.

Refundable deposit for 2100 Sq.ft. @ 10.50/Sq.ft. X 6 months	=	Rs.1,32,300
Six months rent in advance for 2100 Sq.ft. @ 10.50/Sq.ft	=	Rs.1,32,300

	=	Rs.2,64,600
Less: Tax deducted at source	=	Rs. 26,460

Total :	=	Rs.2,38,140

Please note that the rent starts from 15.08.97. Next rent of Rs.22,050/- payable on 15.02.98

Please acknowledge and submit a stamped receipt for the same.

Thanking you,

Yours faithfully,
for **GODREJ PACIFIC TECHNOLOGY LIMITED**


S. GANESH
Branch Manager

12/08/97



VORIN LABORATORIES LIMITED

April 30, 1997

M/s Modi Properties & Leasing Pvt. Ltd.,
5-4-187/3&4, Mahatma Gandhi Road,
SECUNDERABAD - 500 003.

Sirs,

With reference to our earlier letter dated October 31, 1996 communicating our intention to vacate your premises occupied by us as Lessees. We hereby hand-over the keys of the said premises to you on this day 30th April, 1997.

We give our Statement of Account for your reference:

Security Deposit held with you - Rs.1,70,100

LESS Rent payable as under:

Month	Rent	-	TDS@21.5%	= Payable	
Nov'96	18,900	-	4,064	= 14,836	
Dec'96	18,900	-	4,064	= 14,836	
Jan'97	23,100	-	4,967	= 18,133	
Feb'97	23,100	-	4,967	= 18,133	
Mar'97	23,100	-	4,967	= 18,133	
Apr'97	23,100	-	4,967	= 18,133	
	1,30,200	-	27,996	=102,204	Rs.1,02,204
					Rs. 67,896

Please refund Rs.67,896/- (Rupees sixty seven thousand eight hundred and ninety six only) at the earliest, in full and final settlement of your account in respect of vacating the said premises.

Kindly acknowledge receipt of this letter and the keys.

Thanking you,

Yours faithfully,
for VORIN LABORATORIES LIMITED,


V. SURESH
Asst. Manager (P&A)

(PTO)

Union Labs Rent Details

April 96 to October '96 @ 18,900 for 7 Months

R. 1,32,300

R. 30,429

R. 1,01,871

Len: TDS @ 23%

Len: Actual Rents Received

10.5.96 -	18,900
10.6.96 -	12,970
6.7.96 -	11,529
2.8.96 -	14,553
4.9.96 -	14,553
17.10.96 -	14,553
4.11.96 -	<u>14,836</u>

Len Receivable

R. 1,01,794

R. 77 (X)

November 96 to

R. 37,800

R. 8,128

R. 29,672

~~December~~ 196 @ 18,900 for 2 Months

Len: TDS @ 21.5% (4064 x 2)

Receivable

January 97 to April '97 } - 92,400

Len: TDS @ 21.5% for 3 Months } - 14,901
up to March '97 (4967 x 3)

R. 77,499

R. 1,07,171

(-) 62,929 - Len Receivable (X)
62,852 net payable

~~Profit~~ with us R. 1,70,100
Len: Receivable R. 1,07,171
payable to us R. 62,929 ✓