

7 JUL 2011

AN 103378  
KODALI RADHIKA  
Licenced Stamp Vender  
Lic No: 18,74,23 of 2011  
Reg No. 15/21/10.31/2 2013  
G-6, Kubera Towers, 1, Gayathipada,  
Hyderabad 500 029  
Ph No. 9866378260, 9440098820

ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH  
D.No. 43868 Date 07/07/2011  
Sold to Romesh  
S/o W/o D/o Narsingh Reddy  
For M.C. Modi Educational Trust

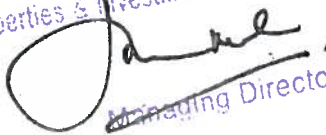
**LEASE AGREEMENT**

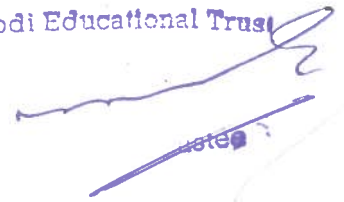
This Lease Agreement executed at Secunderabad on this the 8<sup>th</sup> day of July, 2011 by and between:

M/s. M. C. Modi Educational Trust, having its office at 5-4-187/3&4, IInd Floor, Soham Mansion, M.G. Road, Secunderabad – 500 003, represented by its Trustee Shri Pramod Modi, aged about 69 years, resident of 1-8-165, P. G. Road, Secunderabad – 500 003, herein after referred to as the LESSOR (which term shall mean and include whenever the context may so require his successor-in-interest).

AND

M/s. Modi Properties & Investments Pvt. Ltd., a company incorporated under the Companies Act, 1956 having its registered office at 5-4-187/3 & 4, IInd Floor, Soham Mansion, M.G. Road, Secunderabad, and represented by its Managing Director Shri Soham Modi, S/o. Shri Satish Modi, aged 39 years, hereinafter referred to as the LESSEE (which term shall mean and include whenever the context may so require its successors-in-interest).

For Modi Properties & Investments Pvt. Ltd.  
  
Managing Director

For M. C. Modi Educational Trust  


WHEREAS the LESSOR is the absolute owner of the office space situated on the second floor, of the building known as Soham Mansion bearing No. 5-4-187/3 & 4, situated at Soham Mansion, M.G. Road, Secunderabad, having a super-built area of about 3,000 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 situated on the second floor, of the building known as Soham Mansion bearing No. 5-4-187/3 & 4, situated at Soham Mansion, M. G. Road, Secunderabad, having a super-built area of about 3,000 sft. more particularly described at the foot of this document, on the following terms and conditions.

1. The LESSEE shall pay a rent of **Rs. 16,000/- (Rupees Sixteen Thousand 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, 44,000/- (Rupees One Lakh Forty four 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> April 2011. This agreement of lease between the said LESSOR and the said LESSEE can be terminated by the LESSEE with an advance notice of three months.
4. The LESSOR and the LESSEE hereby undertake to execute a regular lease deed as 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.

For Modi Properties & Investments Pvt. Ltd.

  
Managing Director

For M. G. Modi Educational Trust

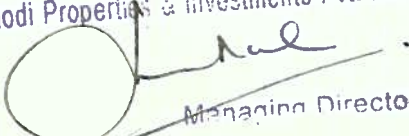
  
Trustee

**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 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 the lease in favour of anyone.
7. The **LESSEE** shall enhance the rent by 6% at the end of every year on the then existing rent.
8. The **LESSEE** shall permit the **LESSOR** or anyone authorised by it to inspect the demised portion at all reasonable hours of the day.

**THE LESSOR HEREBY COVENANTS AS UNDER:-**

1. The **LESSOR** shall pay the property taxes pertaining to the leased premises.
2. 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 defaults as specified above.
3. 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.

For Modi Properties & Investments Pvt. Ltd.  
  
Managing Director

For M. C. Modi Educational Trust

  
Trustee

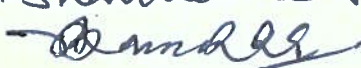
**DESCRIPTION OF THE DEMISED PORTION**

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, situated at Soham Mansion, M. G. Road, Secunderabad, having a super-built area of about 3,000 sft bounded by:

North By : Staircase & Lobby  
South By : Premises belonging to Lessor  
East By : M. G. Road  
West By : Open to sky

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

**WITNESSES:**

1. A. Shankar Reddy  

- 2.

For Modi Properties & Investments Pvt. Ltd.  
  
**LESSEE**  
Managing Director

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