



आन्ध्र प्रदेश ANDHRA PRADESH

234 112106 50/-
S. No. 234 Date 11/2/06 Rs. 50/-
Sold to Mr. Mahesh K. Desai
S/o Kantilal B. Desai
For What self & others see - P&D

L. G. Chimalgi
215765
LEELA G. CHIMALGI
STAMP VENDOR
L.No. 02/2006
5-4-76/A, Celler, Ranigunj
SECUNDERABAD-500 003

LEASE DEED

Executed at: Secunderabad, Andhra Pradesh

Date of execution: 12th day of February 2006.

Between

M/s. C. S. R. Hotels Private Limited, having its registered office at 3-5-947 & 948, CC Complex, Hotel Sudarshan, Narayanguda, Hyderabad - 500 029, represented by its Managing Director Shri Sashidhar Reddy, S/o. Shri Somi Reddy, resident of 1-10-40/47, 101, Saikrupa Apartments, Street No. 2, Ashok Nagar, Hyderabad.

(LESSEE)

And

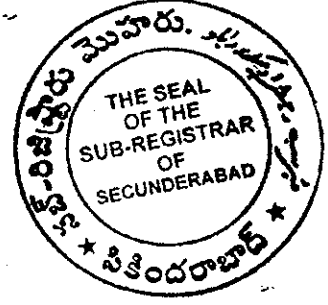
Shri Valmick K. Desai HUF, represented by its Karta Shri Valmick K. Desai S/o. Shri. Kantilal B. Desai, aged about 53 years, having its office at 5-1-513, Hill Street, Ranigunj, Secunderabad- 500003.

(LESSOR - 1)

Shri Sashidhar Reddy
Shri Somi Reddy
Shri Valmick K. Desai
Shri Kantilal B. Desai
Kartalaben J. Kadak

ప్రామాణిక నంబర్ 430/061
 ప వు ప్రకము 2 1927 శా. & సం
 ప్రామాణిక మొత్తు కౌగిలముల నంబర్ 14
 కౌగిలము వరుస నంబర్ 1

~~మొదటి ప్రకము~~



2006 సంవత్సరము ఫిబ్రవరి నెల 17 తేదీ 1927 శా.వ
 మొదటి ప్రకము 2 తది పగలు 1 మరయు

గంటల 2 బాబ్ సబ్-రిజిస్ట్రారు కార్యాలయములో
 శ్రీ సీ. సీ. కె. కె. కె. రిజిస్ట్రేషన్ చట్టము, 1986 లోని
 సెక్షన్ 32 అనుసరించి సమర్పించవలసిన ఫోటో గ్రాఫులు మరియు
 నోముద్రలతో సహా దాఖలు చేసె రుసుము రూ. 8470/-

Shalika

దాఖలు చేసినట్లు

చూపుచున్నట్లు *Shalika*

ఎడమ బొటన వ్రేలు

Sasnidhar Reddy S/o. Somi Reddy
 occ: Business R/o. 1-10-40/47, 101,
 Sai Krupa apt, pt. no. 2, Ashwamegar, H.A.

Rajmukh Desai

ఎడమ బొటన వ్రేలు

Valmie K. Desai S/o. Kantilal B. Desai
 occ: Business R/o. 5-1-513, Hill Street
 Ranigunj, Sec'bad.

ఎడమ బొటన వ్రేలు

Vinod K. Desai

Vinod K. Desai S/o. Kantilal B. Desai
 occ: Business R/o. 5-1-513, Hill Street
 Ranigunj, Sec'bad.

ఎడమ బొటన వ్రేలు

Sulochan Desai

Sulochan K. Desai S/o. Kantilal B. Desai
 occ: Business R/o. 5-1-513, Hill Street
 Ranigunj, Sec'bad.



आन्ध्र प्रदेश ANDHRA PRADESH

Sl. No. 835
 Date 12/10/2006
 Sold to Mr. Mahesh K. Desai
 S/o. Kantilal B. Desai
 For What self & others sec-187D

L. G. Chimalgi
 215766
 LEELA B. CHIMALGI
 STAMP VENDOR
 L.P. 02/2006
 6-4-76/A, Cellar, Ranigunj
 SECUNDERABAD 500003

Shri Vinod K. Desai HUF represented by its Karta Shri Vinod K. Desai, S/o. Shri. Kantilal B. Desai, aged about 55 years, having its office at 5-1-513, Hill Street, Ranigunj, Secunderabad- 500003.

Shri Subodh K. Desai HUF represented by its Karta Shri Subodh K. Desai S/o. Shri. Kantilal B. Desai, aged about 57 years, having its office at 5-1-513, Hill Street, Ranigunj, Secunderabad- 500003.

Shri Mahesh K. Desai HUF represented by its Karta Shri Mahesh K. Desai S/o. Shri. Kantilal B. Desai, aged about 61 years, having its office at 4-3-161, Hill Street, Ranigunj, Secunderabad- 500003.

Smt. Swati S. Kadakia, W/o. Shri Sharad J. Kadakia, aged about 45 years, resident of The Greens Group, 14252 Culver Drive Suite A-358, Irvine CA 92604, U.S.A.

(LESSOR - 2)

(LESSOR - 3)

(LESSOR - 4)

(LESSOR - 5)

S. S. Kadakia

Sharad J. Kadakia

Swati S. Kadakia

[Signature]

[Signature]

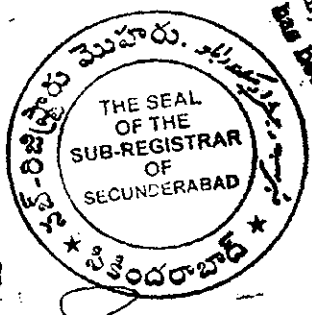
Shakti...

Mahesh K. Desai

Vinod K. Desai

Kokilaben J. Kadakia

దస్తావేజు సంఖ్య 430/06
 వ నె స్త కము 2 1927 న క ను
 దస్తావేజుల మొత్తు కాగితముల సంఖ్య 14
 ఈ కాగితము కరువ సంఖ్య 2



I hereby certify that on the production of original instrument, I have satisfied myself that the stamp duty of 100/- has been paid thereon.
 SUB-REGISTRAR

ఎడమ బొటన వ్రేలు



[Handwritten signature]

NAME: Premal mudi S/O Lak Manilal L. Modi
 OCCN: Business R/O 1-8-165, P. G. Road
 Sec 2

ఎడమ బొటన వ్రేలు Kokilaben J. Kadakia



NAME: Kokilaben J. Kadakia S/O Lak Jayaram Kadakia
 OCCN: House wife R/O Plot no. 5, 1st cross,
Trinamra colony, Mahadrapally
 And...

వికాసించినది

1) Personal

2) ...

NAME: K. Prabhakar Reddy S/O K. R. Reddy
 OCCN: Senior R/O 5-4-187/3, P. G. Road
 Sec 2

NAME: S. Narayana S/O Subbanna Narayana
 OCCN: Cumic R/O 150, P. G. Road
Subbaraj

2006 వ సం॥ ఫిబ్రవరి నెల 17 వ తేది సబ్-రిజిస్ట్రారు
 1927 శా.శ సం॥ మౌఖ్య మాసము 28 వ తేది

Shri Sharad J. Kadakia S/o. Late Shri Jayantilal M. Kadakia aged about 47 years residing at The Greens Group, 14252 Culver Drive Suite A-358, Irvine CA 92604, U.S.A.

(LESSOR - 6)

Shri Rajesh J. Kadakia S/o. Late Shri. Jayantilal M. Kadakia aged about 51 years residing at #910, South Elcamino, Real Samclemante, California - 92672, U.S.A.

(LESSOR - 7)

Smt. Kokilaben J. Kadakia W/o. Late Shri. Jayantilal M. Kadakia, aged about 73 years residing at Road No. 5, Plot No. 5, Trimurthy Colony, Mahendra Hills, Hyderabad.

(LESSOR - 8)

Shri Sharad J. Kadakia HUF, having its office at Road No. 5, Plot No. 5, Trimurthy Colony, Mahendra Hills, Hyderabad and represented by its Karta Shri Sharad J. Kadakia, S/o. Late Shri Jayantilal M. Kadakia.

(LESSOR - 9)

Shri Rajesh J. Kadakia HUF, having its office at Road No. 5, Plot No. 5, Trimurthy Colony, Mahendra Hills, Hyderabad and represented by its Karta Rajesh J. Kadakia S/o. Late Shri. Jayantilal M. Kadakia.

(LESSOR - 10)

(Collectively hereinafter referred to as LESSORS)

The expressions LESSEE and LESSOR- 1, LESSOR-2, LESSOR-3, LESSOR-4, LESSOR-5, LESSOR-6, LESSOR-7, LESSOR-8, LESSOR-9 and LESSOR-10 shall unless excluded by or repugnant to the subject or context shall deem to include their respective legal heirs, executors, administrators, successor and/or assigns.

Description of Property

Super Built-up Area of 19,000 sft. in the Basement (325 sft.), Ground Floor (3,775 sft.), First Floor (7,450 sft.), and Second Floor (7,450 sft.), in building known as S. M. Modi Commercial Complex, bearing Municipal Nos. 5-4-187/5/15, 16, 17, 18 & 19, situated at Karbala Maidan, Necklace Road, Secunderabad - 500 003.

(Referred herein as Scheduled Premises)

WHEREAS

1. LESSORS are the absolute Owners and in peaceful possession and enjoyment of premises aggregating to super built-up area of 19,000 sft., in the Basement (325 sft.), Ground Floor (3,775 sft.), First Floor (7,450 sft.) and Second Floor (7,450 sft.), in the building known as S. M. Modi Commercial Complex, bearing Municipal Nos. 5-4-187/5/15, 16, 17, 18 & 19, situated at Karbala Maidan, Necklace Road, Secunderabad.
2. The LESSORS have represented that they are the true and lawful OWNERS of their respective portions in the Scheduled Premises aggregating to Super Built-up area of 19,000 sft., by virtue of documents such as sale deeds, partition deeds, inheritance under the a will and there are no legal impediment for letting out the Scheduled Premises.

Sh. Kadakia
SSK

Shri Rajesh J. Kadakia
SSK

Shri Sharad J. Kadakia

Shri Rajesh J. Kadakia
SSK

[Signature]

[Signature]

Kokilaben J. Kadakia

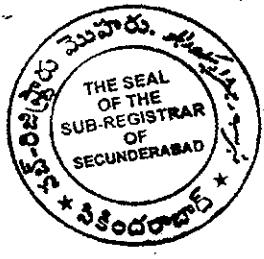
Rafique Desai

[Signature]

[Signature]

[Signature]

ట్రాన్సాక్షన్ నంబర్ 430/06
 వచ్చిన తేదీ 7 1927 శా.శ. సం.
 డిస్ట్రాక్ట్ రేజిస్ట్రార్ ఆఫీసు నంబర్ 14
 ఈ కాగితము వరుస నంబర్ 3



వదమ బొటాన వేయి

 సహసంబివం

Tahed Keer

NAME: Mahesh K. Desai S/o. Kantilal. S. Desai
 OCCN: Buland R/o. 5-1-572 (H) Street
Rangaj, Sec 2

1) Present
 2) [Signature]

NAME: G. Prasanna Reddy S/o. G. P. Reddy
 OCCN: Sec 2 R/o. 5-1-187 (3) St. n. G. Road
Sec 2

NAME: S. K. S. K. Chetty S/o. Late S. S. M. V. Reddy Chetty
 OCCN: Sec 2 R/o. [Address]
[Address]

2006 వ సం. ఫిబ్రవరి నెం 22 వ తేదీన [Signature]
 1927 శా.శ. సం. ఫిబ్రవరి మాసము 3 వ తేదీ

Rs. 33,780/- towards
 Stamp Duty including Transfer Duty, s/41 of I. S. Act
 and Rs. _____
 towards Registration Fee on the chargeable value of
 Rs. 1,20,000/- were paid by the party
 through SBH Receipt Number 497972
 dated 17.2.2006 at Kaverajuda Branch.

SUB-REGISTRAR
 SECUNDERABAD

3. The LESSORS have further represented that the building known as S. M. Modi Commercial Complex has been constructed by a builder Shri. Satish Modi after obtaining the requisite permissions from the concerned authorities and the building has been completed in conformity with sanctioned plans and the building can be used for commercial purposes.
4. The LESSEE is in need of the Scheduled Premises for the purposes of its hotel business and has approached the LESSORS for the same. At the request of the LESSEE, the LESSORS have agreed to give on lease the Scheduled Premises on the mutually agreed terms and conditions of the lease hereinafter appearing.

NOW THIS LEASE DEED WITNESSETH AS FOLLOWS

1. In consideration of the rent herein reserved and of the covenants on the part of the LESSEE to be performed and observed, the LESSORS hereby grants and demises unto the LESSEE the Scheduled Premises admeasuring super built-area of 19,000 sft., together with the right to use and enjoy the facilities provided thereto more fully described in the Schedule hereunder written and together with all easements, rights and advantages appurtenant thereof.
 - a) The tenancy month shall be the English Calendar month.
 - b) The lease shall be for a period of five (5) years commencing from 1st February 2006 (hereinafter called the 'effective date') and the LESSEE shall have an option to renew the same for two further periods of 5 years each on the same terms and conditions contained herein by execution and registration of fresh Lease Deeds.
 - c) The LESSEE shall pay to the LESSORS a sum aggregating to Rs. 65,000/- (Rupees Sixty Five Thousand Only) from 1st February 2006 and thereafter a sum of Rs. 1,30,000/- (Rupees One Lakhs Thirty Thousand Only) from 1st of June 2006, per month as lease rent for the demised premises. Since the Scheduled Premises is owned by various LESSORS the monthly rents to be paid to respective LESSORS shall be as under:

Name Of The Lessor	Area Leased (Super Built-Up)	Rent Per Month Upto 31.05.2006	Rent Per Month From 01.06.2006 to 31.01.07 (Rs.)
LESSOR -1 Shri Valmick K. Desai (HUF)	1000 sft. (Second Floor)	3,421	6,842
LESSOR -2 Shri Vinod K. Desai (HUF)	1000 sft. (Third Floor)	3,421	6,842
LESSOR -3 Shri Subodh K. Desai (HUF)	1000 sft. (Third Floor)	3,421	6,842
LESSOR -4 Shri Mahesh K. Desai (HUF)	1000 sft. (Second Floor)	3,421	6,842

J. Kadakia
SSK

Chawalimabachala
SJK

Shaktish

Chawalimabachala
HUF

[Signature]

[Signature]

Valmick Desai

Vinod Desai
-4-

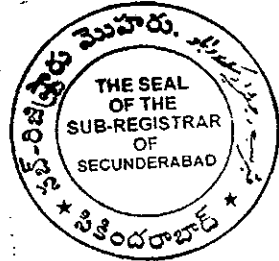
Kokilaben J. Kadakia
Subodh

Mahesh Desai

Subodh Desai

ప్రామాణిక సంఖ్య 430/06
 పుస్తకము 2 1927 శా. * నం
 ప్రామాణిక మొత్తం కలిగియున్న సంఖ్య 14
 ఈ కాగితము వరుస సంఖ్య 4

(Handwritten signature)



CERTIFICATE OF REGISTRATION

Registered as Document No. 430
 of 2006 (1927 SE) of Book I.....
 and assigned the Identification
 Number 1606...../406-2006 for Scanning.

Date: 23/2 /2006 *(Handwritten signature)* Registering Officer

**OFFICE OF THE SUB-REGISTRAR
SECUNDERABAD**

Endorsement Under section 42 of ACT II of 1899

No. 430 of 2006 Date 23/2 2006

I hereby certify that the proper deficit
 stamp duty of Rs. 335/- (Rupees Three
Hundred and Twenty-five only)
 has been levied in respect of the instrument
 from Sr/Em. Sadikhar Paddy
 on the basis of the agreed Market Value
 consideration of Rs. 1707000/- being
 higher than the consideration/agreed Market
 value

(Handwritten signature)
 Sub-Registrar
 SECUNDERABAD
 and Collector U/s 41 & 42
 of Indian Stamp Act, 1899

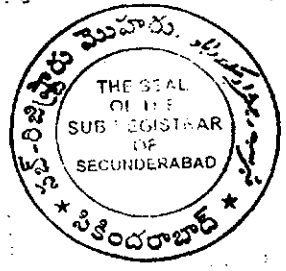
LESSOR - 5 Smt. Swati S. Kadakia	1340 sft. (Ground Floor)	4,586	9,171
LESSOR - 6 Shri Sharad J. Kadakia	2032 + 1763 sft. (Second Floor)	6952+6032 = 12,984	13,904 + 12,064 = 25,968*
LESSOR - 7 Shri Rajesh J. Kadakia	1236 + 1340 +1763 (Ground. & Second Floor)*	4,227 + 4,585 + 6032 = 14,844	8,454 + 9,171 + 12064 = 29,688
LESSOR - 8 Smt. Kokilaben Kadakia	2032 sft. (First Floor)	6,952	13,904
LESSOR - 9 Shri Sharad J. Kadakia (HUF)	1763 sft. (First Floor)	6,032	12,064
LESSOR - 10 Shri Rajesh J. Kadakia (HUF)	1730 sft. (First Floor)	5,918	11,837
TOTAL:	19,000 sft.	65,000	1,30,000

- d) The possession of the Scheduled Premises is deemed to be handed over to the LESSEE on the date of execution of the Lease Deed to enable the LESSORS to carrying out its interiors and fit outs to the Scheduled Premises. The LESSEE shall not raise any objections on handing over the possession.
- e) The LESSEE hereby agrees to increase the rent payable to the LESSORS in respect of the Scheduled Premises at the rate of 6% of the rent once in every one (1) year of the last rent paid. The first such enhancement shall be with effect from 01.02.2007 and the enhanced monthly rent will be Rs. 1,37,800/-.
- f) The LESSEE alone shall have the right to terminate this lease, without assigning any reason, any time by giving prior written notice of at least Six (6) months in advance of the termination date. The LESSORS however shall have the right to terminate this lease any time in case of breach of any of the provision of the this lease by the LESSEE by giving prior written notice of at least Three (3) months in advance of the termination date.
- g) It is clarified that in the event that this lease deed is terminated by either party for any reason, the other General Amenities Agreement executed and being registered simultaneously in respect of the Scheduled Premises shall also stand terminated.
- h) The LESSEE shall regularly pay rent in the following month on or before the 7th day of each calendar month for which it is due, subject to statutory deductions, as may be applicable from time to time, beginning and with effect from the effective date and LESSORS shall give the LESSEE receipts for the payment of such rents.
- i) The LESSEE shall endeavour to re-instate the Scheduled Premises to its original condition prior to handing over physical possession of the same. The LESSEE shall inform the LESSORS prior to such handing over of physical possession and shall endeavour to carry our such repairs as the LESSORS may suggest except normal wear and tear.

SSKadake
 SSK
 Sheshidhar
 Kishore Kumar Kadakia
 SSK
 S. Srinivas Kadakia
 K. Srinivas
 Kokilaben J. Kadakia
 Kishore Kumar
 Kishore Kumar
 Kishore Kumar
 Kishore Kumar
 Kishore Kumar

అర్జీనా సంఖ్య 430/06
న వృత్తము R 1927 ల. క. సా.
దస్తావేజుల మొత్తం కాలిబందీ సంఖ్య 14
ఈ కాగితము వరుస సంఖ్య 5

సబ్ రిజిస్ట్రార్



2. The LESSEE hereby covenants and represents with the LESSORS as follows:

- a) To regularly pay the monthly lease rent reserved above on the due dates and in the manner stated above. In case of delay in payment of monthly rent the LESSEE shall be liable to pay interest at the rate of 18% per annum on the rent amount due date till the actual date of payment.
- b) To deliver back vacant possession of the Scheduled Premises to the LESSORS immediately upon expiry of the term of this lease and/or on earlier termination in good and tenantable condition subject to reasonable wear and tear.
- c) To carryout day to day maintenance of the Scheduled Premises and keep the same in good and tenantable condition, carryout minor repairs of whatsoever nature as may be necessary to the Scheduled Premises, but, however, shall not be responsible to perform the LESSORS duties as stipulated in Clause 3 herein below.
- d) Not to store any combustible materials or other articles prohibited under law in the Scheduled Premises and use the same only for lawful business and allied purposes as permitted under law. However, the LESSEE may store the LPG cylinders and such chemicals and other materials or articles that required for the use in the restaurants etc., for running of DG sets and for cleaning purposes as permitted under the law.
- e) Not to do or cause to be done anything that might affect LESSORS title over the Scheduled Premises including any actions or inactions, which might prejudicially affect the protection under any insurance coverage, obtained by the LESSORS.
- f) The LESSEE shall not alter or make structural additions and alterations that may permanently damage the demised premises and/or change the external appearance or common areas like lobbies and the parking floors in the Scheduled Premises or remove therefrom any fixtures or fittings provided by the LESSORS therein without the prior written permission of the LESSORS, which shall not be unreasonably withheld. Nevertheless, the LESSEE may, without express permission, install any temporary partition, interior decoration and fitouts without causing any damage to the existing structure of the Scheduled Premises, provided however, that on the expiration or termination of this lease, the LESSEE at its own cost and expense, shall remove all such temporary partitions and put the LESSORS in possession of the Scheduled Premises in the same condition in which it is delivered to the LESSEE, normal wear and tear excepted.
- g) The LESSEE shall be liable to pay the charges at actual for the consumption of the water & electricity power in the Scheduled Premises at the prevailing tariff as applicable in respect of the Scheduled Premises. The LESSEE shall be responsible for the consequences of non-payment of consumption charges to the APTRANSCO, Water works department or any statutory authority regulating the water / electricity supply. The LESSEE shall also be liable to pay the penalty and/or additional consumption deposit as may be imposed by APTRANSCO / Water works department or any other regulatory authority in the event that such penalty and/or additional consumption deposit is levied for reasons directly attributable to the usage of the water / power to the Scheduled Premises by the LESSEE. The LESSEE if required shall enhance water / power supply at his own cost.

Sskadalia
SSK

Shashidhar

Saravaliwade
SJK
HUK

Saravaliwade

Kokilaben J. Kadakia
Yashesh Kesar
Kadakia

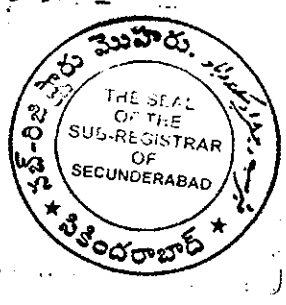
Rajmika Kesar
Kadakia

Subodh L
Subodh Das

-6-

పట్టణం సంఖ్య 430/06
వస్తువు 2 1927 శా. క. నం.
దస్తావేజాల మొత్తం కాగితముల సంఖ్య 14
ఈ కాగితము వరుస సంఖ్య 6

~~మం. రిజిస్ట్రార్~~



- h) The LESSEE shall not do or suffer to be done in the Scheduled Premises any act, deed, matter or thing that may cause nuisance or annoyance to the LESSORS or neighbours.
- i) The LESSEE agrees that the LESSORS shall not be responsible or liable for any theft, loss or damage or destruction of any property of the LESSEE lying in the Scheduled Premises, nor for any bodily injury to any person during the occupancy of the Scheduled Premises from any cause whatsoever unless it is due to the willful act or omission/negligence on part of the LESSORS.
- j) The LESSEE shall not induct any third party or create any third party interest in or upon or in respect of the Scheduled Premises. The lease shall be restricted to the use and occupation of the LESSEE. The lease shall neither be transferable nor intended to be transferred.
3. The LESSORS hereby covenants with the LESSEE as follows:
- a) That the LESSEE, upon paying the rent and observing and performing the several covenants and conditions on a LESSEE'S part herein contained, shall be entitled to peaceful possession and enjoyment of the Scheduled Premises and all easements, rights and advantages appurtenant thereto at all times during the period of this lease without interruption by the LESSORS or any person claiming under or in trust.
- b) Subject to Clause 2 (b) above, the LESSORS shall allow the LESSEE to erect/install any temporary partition or structure or make other temporary alterations at no additional rent/charge in order to provide for conference rooms, cabins, work stations etc., subject to LESSEE ensuring permissible load factors on the Scheduled Premises without causing damage to the building.
- c) The LESSORS shall upon receipt of notice from the LESSEE carryout all major repairs such as may be occasioned by the deterioration or falling of a wall, ceiling, roof, water seepage on the ceiling or any part thereof at the Scheduled Premises within thirty days of receipt of such notice failing which LESSEE may carry out the repairs and deduct the actual cost thereof from the future rent.
- d) The LESSORS declares that the Scheduled Premises is not subject to any charges or encumbrances of any nature whatsoever. However, the LESSORS shall be entitled to obtain financial assistance from the financial institutions by creating charge over the property without affecting the rights of the LESSEE under this lease deed. The LESSORS may be entitled to assign the rent in full or part to any third party including bank or financial institution. Upon receiving such written instructions LESSEE shall pay directly to the third party as mentioned above. The LESSORS agrees that they indemnify the LESSEE against all costs/expenses and damages, in case of any proceedings, claims and demands arising out of any dispute relating to the title of the LESSORS and or due to the third party charges in Scheduled Premises and/or relating to possession and usage of the same.
- e) The LESSEE shall be entitled to exhibit and put up their signage boards in the Scheduled Premises at its discretion at no extra payment to LESSORS subject to compliance of the applicable laws. However, in the event that the LESSORS objects to such placement of signage board by the LESSEE in the first instance then the LESSEE will endeavour to display the same at mutually agreed place. The LESSEE shall pay the necessary taxes to the local authorities for display of hoardings/signage.

Shadakkia
SSK

Shakish

Rajmukh Desai
Rajmukh Desai

Chandrasekhar
Chandrasekhar

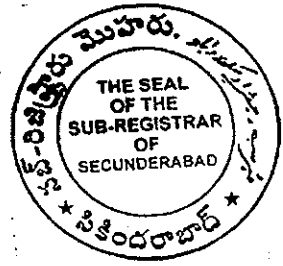
Sudhakar
Sudhakar

Kokilaben J. Kadakia
Kokilaben J. Kadakia

Manish Kumar
Manish Kumar

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4. The LESSORS represents and warrants to the LESSEE as follows:

a) That the LESSORS, has good marketable title in respect of the Scheduled Premises and is the absolute OWNERS of the entire land whereupon the Scheduled Premises is situated and the LESSORS has unfettered right to lease and full right, absolute power and authority to deal with the property and grant a lease of the Scheduled Premises upon such terms as they deem fit. In event of there being any defect or deficiency or inadequacy in the LESSORS right to execute this lease for the commercial purpose and use by the LESSEE, the LESSORS undertakes to indemnify the LESSEE in accordance with clause 3(g) above.

5. It is hereby mutually agreed as follows:

a) The LESSEE, has no option to sublet the entire or any portion of the Scheduled Premises.

b) In the event of violence due to war or civil commotion or fire accidents, storm, tempest, flood, earthquake or any inevitable accident or any other irresistible, force or an act of God (not being an act or omission on the part of the LESSEE, its agents servants etc.,) causing damage to the Scheduled Premises or part thereof to an extent that prohibits/prevents the LESSEE from occupying the premises or part thereof, the LESSORS will to the satisfaction of the LESSEE restore and reinstate the Scheduled Premises within a period of 12 months at they cost and expense, and during which time the rent or proportionate part thereof shall remain suspended until the Scheduled Premises is restored and reinstated and made ready for use and occupation of the LESSEE provided always that if the Scheduled Premises is not restored and reinstated and made ready for use and occupation within a period of 12 months or any extension thereof from the date of the happening of any of the aforesaid events the LESSEE shall be at liberty without prejudice to its rights under any provisions of this lease to terminate the lease by giving thirty (30) days notice in writing and thereupon this lease shall stand terminated without prejudice to any claim by either party against the other in respect of any breach of the terms and conditions of this lease deed. However, the LESSORS shall not be liable, in any manner whatsoever, to the LESSEE for any damage suffered by or occasioned to the property and person of the LESSEE or its employees or other personnel arising out of any natural disasters.

c) It shall be default of this lease if the LESSEE fails or neglects to pay the rent for any three consecutive months whether demanded or not, or materially violates any of the terms provided herein and the LESSORS may issue a notice thereof to the LESSEE. If any such default continues unabated for one month after notice thereof by LESSORS to the LESSEE, the LESSORS will be entitled to terminate this lease, not withstanding the fact that the contractual period (that is, the term) of this Lease has not expired. Thereafter, the LESSEE shall vacate the Scheduled Premises and deliver the peaceful vacant possession to the LESSORS the security deposit. Upon handing over of physical vacant possession as contemplated above, the LESSEE shall have no further responsibility for payment of rent except for amounts due and payable prior to the date of termination by the LESSORS.

d) The parties agrees that it is compulsory to register the Lese under the Registration Act, 1908. However, the expenses towards stamp duty and registration fee etc., in respect of registration of lease deed are to be borne by the LESSEE. The parties to this deed shall each bear their respective legal, consultant or other costs incurred in respect of the drafting, negotiation execution and registration of this Deed.

Shadakhia
SSK

Shahidul

Rafique K. Jasar
K. Jasar

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SSK
SSK
HUF

Sherevalimachodala
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Sherevalimachodala

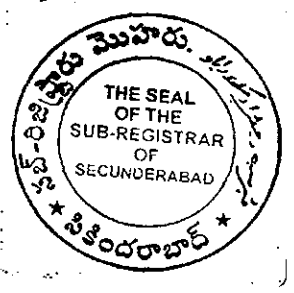
Sulochan K. Jasar
Sulochan K. Jasar

Kokilaben J. Kodakhia
Kokilaben J. Kodakhia

Prakash K. Jasar
Prakash K. Jasar

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- e) The parties shall co-operate with each other for obtaining necessary approval, if any, from the Government or from any other authorities under Central or State Government, in respect of any matters related to these presents.
- f) The LESSEE shall permit the LESSORS or its authorised agents to enter upon the Scheduled Premises for inspection and carrying out repairs at reasonable business hours of operation in the day with prior written intimation and consent of the LESSEE and such inspection and repairs, if any, should be in the presence of a representative of the LESSEE.
- g) Any notice required to be served upon the LESSEE shall be sufficiently served and given if delivered to it by Registered Post with A. D. or left at the address first given above and at the Scheduled Premises or last known address intimated to LESSORS duly acknowledge by the LESSEE. Any notice that may be required to be served upon the LESSORS shall be sufficiently served and given if delivered by Registered Post with A.D. or left at the address first given above or last known address intimated to LESSEE and duly acknowledged by the LESSORS.
- h) Any modification or variation of any of the terms and conditions set forth herein shall not be valid unless incorporated as an amendment to this lease deed and signed by the duly authorised representatives of the parties.
- i) In the event of any dispute or differences between the parties relating to this Deed the same shall be referred to two arbitrators each to be appointed by the LESSEE respectively who on their entering upon reference shall appoint an Umpire and the decision of the Umpire shall be final and binding on the parties. The Arbitration shall be conducted in accordance with the Arbitration and Conciliation Act, 1996 and the venue of arbitration shall be at Hyderabad and the language to be used in the arbitration proceedings shall be English.
- j) This Lease Deed shall be governed by and construed in accordance with the laws of India and all the parties submit to the exclusive jurisdiction of the Courts of Hyderabad, Andhra Pradesh.
- k) This Lease Deed is executed in three sets. Original set to be retained by Kadakia group (i.e., LESSOR 5 to 10), Second set to be retained by Desai group (i.e., LESSOR 1 to 4) and the third set to be retained by the LESSEE.

SCHEDULE OF PREMISES

All that commercial space having super built-up area of 19,000 sft., in the Basement (325 sft.), Ground Floor (3,775 sft.), First Floor (7,450 sft.) and Second Floor (7,450 sft.), in the building known as S. M. Modi Commercial Complex, bearing various Municipal Nos. 5-4-187/5/15, 16, 17, 18 & 19, situated at Karbala Maidan, Necklace Road, Secunderabad and bounded as given below:

East By : Necklace Road
 West By : Neighbour's building
 North By : Land belonging to M/s. Sai Prakash Sudarshanam Industries Pvt. Ltd
 South By : Private road

S. Kadakia
 SSR

Chenabamba
 J.K.

Chenabamba
 J.K.

[Signature]

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Shankar

Kokilaben J. Kadakia

M. Desai
 M. Desai

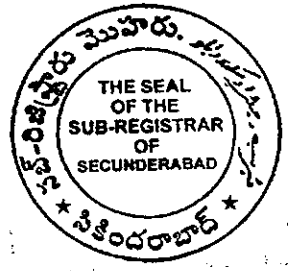
Chandrasekhar
 Chandrasekhar

-9- Subba Rao
 Subba Rao

Mahesh
 Mahesh

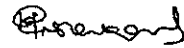
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IN WITNESS WHEREOF the parties hereto have said their respective hands on the date herein above written in the presence of two witnesses.

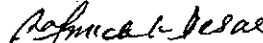
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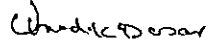
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(R. P. Reddy)

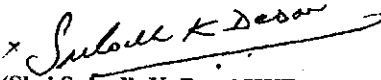
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(S. SHANMUGAM)

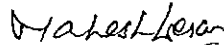
For M/s. C. S. R. Hotels Private Limited)


(Sashidhar Reddy),
Managing Director.
LESSEE



(Shri Valmick K. Desai HUF)
LESSOR - 1



(Shri Vinod K. Desai HUF)
LESSOR - 2

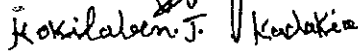

(Shri Subodh K. Desai HUF)
LESSOR - 3



(Shri Mahesh K. Desai HUF)
LESSOR - 4


(Smt. Swati S. Kadakia)
LESSOR - 5


(Shri Sharad J. Kadakia)
LESSOR - 6


(Shri Rajesh J. Kadakia)
LESSOR - 7

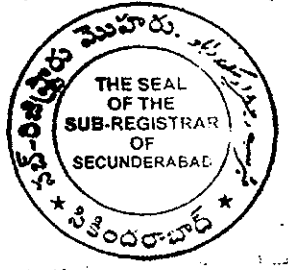

(Smt. Kokilaben J. Kadakia)
LESSOR - 8


(Shri Sharad J. Kadakia HUF)
LESSOR - 9


(Shri Rajesh J. Kadakia HUF)
LESSOR - 10

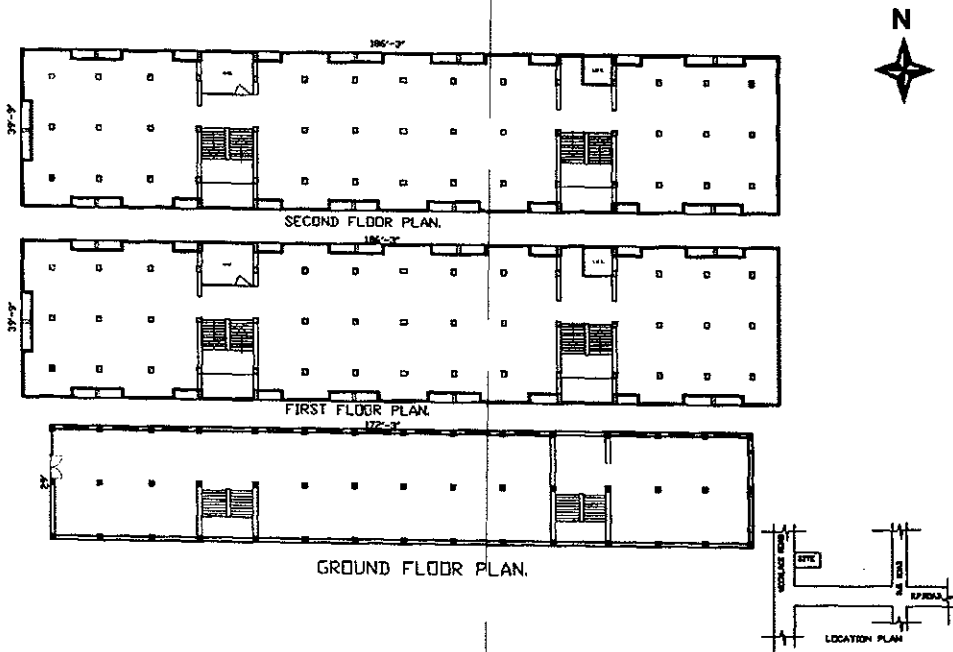
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REGISTRATION PLAN FOR LEASE DEED SHOWING PREMISES BEARING M.C.H. NO. 5-4-187/5/15, 16, 17, 18 & 19,
 GROUND FLOOR, FIRST FLOOR & SECOND FLOOR OF S. M. MODI COMMERCIAL COMPLEX, **Situated at**
 KARBALA MAIDAN, NECKLACE ROAD, SECUNDERABAD, HYDERABAD **Dist.**
LESSORS: MR. VALMICK K. DESAI HUF, REP. BY ITS KARTA MR. VALMICK K. DESAI S/O. MR. KANTILAL B. DESAI
 AND OTHERS,
 MRS. KOKILABEN J. KADAKIA W/O. LATE MR. JAYANTILAL M. KADAKIA, AND OTHERS
LESSEE: M/S. C. S. R. HOTELS PRIVATE LIMITED, REP. BY ITS MANAGING DIRECTOR
 MR. SASHIDHAR REDDY, S/O. MR. SOMI REDDY

REFERENCE: SUPER BUILT-UP AREA: 19,000 **SCALE:** SQ. FT. **INCL:** SQ. MTRS. **EXCL:**



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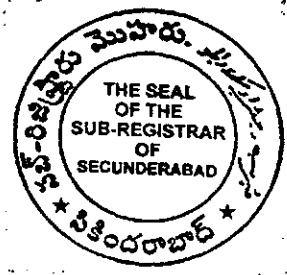
SIG. OF THE LESSOR(S)

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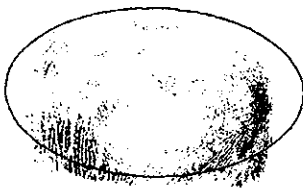

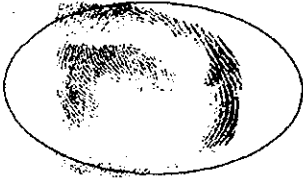

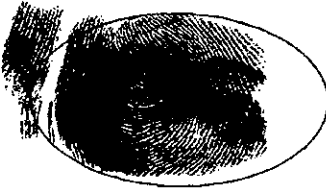

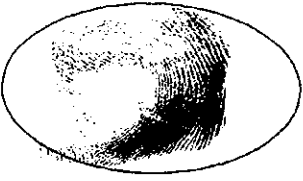

SIG. OF THE LESSEE

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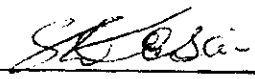

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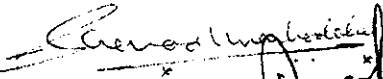
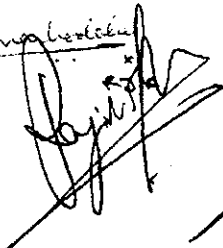
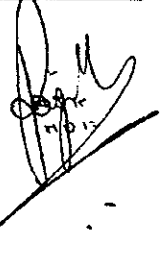


**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**


SL. NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			LESSORS: LESSOR NO. 1 SHRI VALMICK K. DESAI (HUF) HAVING ITS OFFICE AT 5-1-513 HILL STREET, RANIGUNJ SECUNDERABAD- 500003. REP. BY ITS KARTA SHRI VALMICK K. DESAI S/O. SHRI. KANTILAL B. DESAI
			LESSOR NO. 2 SHRI VINOD K. DESAI (HUF), HAVING ITS OFFICE AT 5-1-513 HILL STREET, RANIGUNJ SECUNDERABAD- 500003. REP. BY ITS KARTA SHRI VINOD K. DESAI S/O. SHRI. KANTILAL B. DESAI
			LESSOR NO. 3 SHRI SUBODH K. DESAI (HUF) HAVING ITS OFFICE AT 5-1-513 HILL STREET, RANIGUNJ SECUNDERABAD- 500003. REP. BY ITS KARTA SHRI SUBODH K. DESAI S/O. SHRI. KANTILAL B. DESAI
			LESSOR NO. 4 SHRI MAHESH K. DESAI (HUF) HAVING ITS OFFICE AT 4-3-161 HILL STREET, RANIGUNJ SECUNDERABAD- 500003. REP. BY ITS KARTA SHRI MAHESH K. DESAI S/O. SHRI. KANTILAL B. DESAI

SIGNATURE OF WITNESSES:

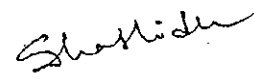
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SIGNATURE OF THE EXECUTANT(S)

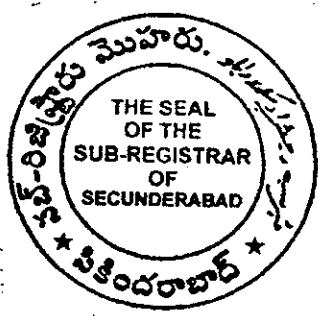


SIGNATURE OF THE LESSEE



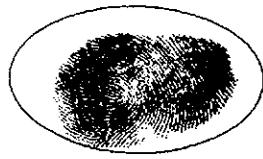


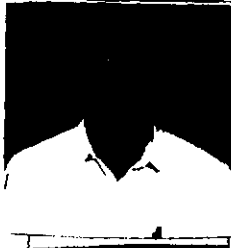
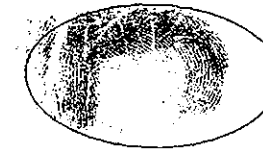



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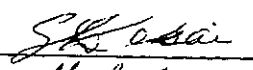
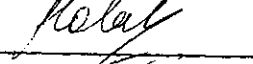
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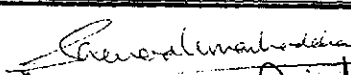
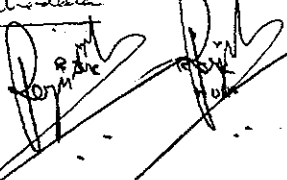


**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
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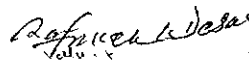
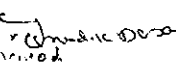
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	Left Thumb Impression SSK 		LESSOR NO. 5 SMT. SWATI S. KADAKIA W/O. SHRI SHARAD J. KADAKIA, R/O. THE GREENS GROUP, 14252 CULVER DRIVE SUITE A-358, IRVINE CA 92604, U.S.A.
	SJK 		LESSOR NO. 6 & 9 SHRI SHARAD J. KADAKIA S/O. LATE SHRI JAYANTILAL M. KADAKIA. R/O. THE GREENS GROUP, 14252 CULVER DRIVE SUITE A-358, IRVINE CA 92604, U.S.A.
	RJK 		LESSOR NO. 7 & 10 SHRI RAJESH J. KADAKIA S/O. LATE SHRI JAYANTILAL M. KADAKIA #910, SOUTH ELCAMINO, REAL SAMCLEMANTE, CALIFORNIA - 92672, U.S.A.
			LESSOR NO. 8 SMT. KOKILABEN J. KADAKIA W/O. LATE SHRI. JAYANTILAL M. KADAKIA R/O. ROAD NO. 5, PLOT NO. 5, TRIMURTHY COLONY, MAHENDRA HILLS, HYDERABAD.

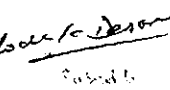
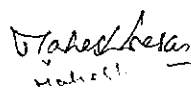
SIGNATURE OF WITNESSES:

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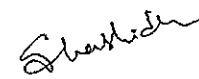
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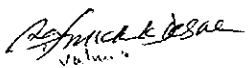
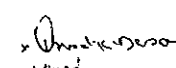
 

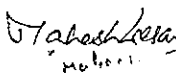
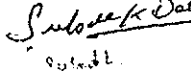
SIGNATURE OF THE EXECUTANT(S)

Kokilaben J. Kadakia
SIGNATURE OF THE LESSEE



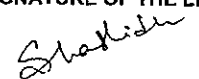
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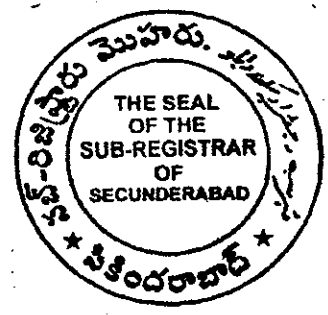
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Kokilaben J. Kadakia
SIGNATURE OF THE LESSEE



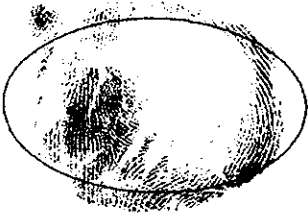
ప్రతిపాదన నంబర్ 430/06
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దస్తావేజుల మొ. 14
ఈ కాగితము వరుస నంబర్ 13

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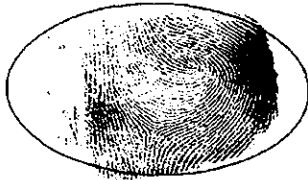
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
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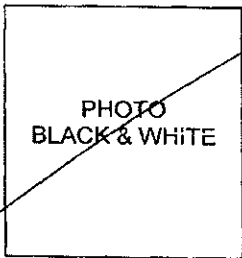
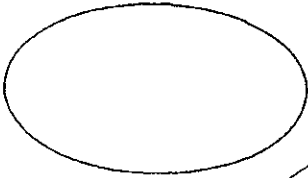
SPA FOR LESSOR NO. 5, 6, 7, 9 & 10

SHRI PRAMODI MODI
S/O. LATE SHRI MANILAL C. MODI
R/O. H NO. 1-8-165, P. G. ROAD
SECUNDERABAD - 500 003.



LESSEE:

M/S. C. S. R. HOTELS PRIVATE LIMITED,
HAVING ITS REGD. OFFICE AT 3-5-947 & 948
C. C. COMPLEX, HOTEL SUDARSHAN
NARAYANGUDA, HYDERABAD - 500 029
REP. BY ITS MANAGING DIRECTOR
SHRI SASHIDHAR REDDY
S/O. MR. SOMI REDDY



SIGNATURE OF WITNESSES:

1. *K. Sai*
2. *K. Sai*

S. Kadakia
SSK
Chavala Venkatesh
SSK
Chavala Venkatesh
SSK

Rajmukesh Das
Rajmukesh Das
Subhash Das
Subhash Das

SIGNATURE OF THE EXECUTANT(S)
Kokilaben J. Kadakia

SIGNATURE OF THE LESSEE
Sashidhar

దస్తావేజు సంఖ్య 430/06

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దస్తావేజుల మొత్త సంఖ్య 14

ఈ కాగితము వరుస సంఖ్య 14

వర ~~సహాయ~~

