



आन्ध्र प्रदेश ANDHRA PRADESH

S. No. 644 Date 1/2/06
 Sold to Mr. Vinod K. Desai
 S/o. Kantilal B. Desai
 For Whom Self & others

DU-RUE

Leela G. Chimalgi
215773

LEELA G. CHIMALGI
 STAMP VENDOR
 L.No. 02/2006
 6-4-76/A, Cellar, Ranigunj
 SECUNDERABAD-500 003

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.

(OWNER - 2)

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.

(OWNER - 3)

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.

(OWNER - 4)

Smt. Swati S. Kadakia, W/o. Shri Sharad J. Kadakia, aged about 45 years, resident of The Greens Group, 14252 Culver Drive Suite 38, Irvine CA 92604, U.S.A.

(OWNER - 5)

Shri Swati S. Kadakia
Shri Sharad J. Kadakia

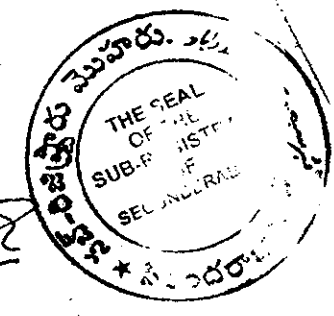
Leela G. Chimalgi
Leela G. Chimalgi

Shri Vinod K. Desai
Shri Subodh K. Desai
Shri Mahesh K. Desai

Kokilaben J. Kadakia
Mahesh Desai

పట్టావేణు నంబర్ 431/06
 ప వృత్తము 2 1927 నా 4 నం

పట్టావేణు 11
 ఈ కార్యము వయస్ సంఖ్య 2
 13 DEC 2005
 VC-SEC'DAD
 ఆంధ్ర ప్రదేశ్, హైదరాబాద్



ఎడమ బొటన వేలు



NAME: Premod modi S/o Late Manibho C. Modi
 OCCN: Business R/o 1-8-165, P. G. Road
 Sec - 52

ఎడమ బొటన వేలు Kokilaben J. Kadakia



NAME: Kokilaben J. Kadakia S/o Late Jagendra Lal m. Kadakia
 OCCN: Business R/o 16/10/5, Rd. no. 5,
 Primarily Colony, Mahabubnagar
 And.

విరూపాక్షవల్ల

1) Prerana

NAME: K. Prerana Reddy S/o K. P. Reddy
 OCCN: Secaria R/o 5-4-18, K. P. Y. M. G.
 Road, Sec 52.

2) Shreya

NAME: S. H. Ashi K. S. S/o Late S. Venkateswaraiah
 OCCN: (Lump) R/o D. S. S. Colony,
 K. V. Colony

2006 వ సం॥ ఫిబ్రవరి నెం 17 వ తేది సబ్-రెజిస్ట్రార్
 1927 నా 4 నం॥ 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.

(OWNER - 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.

(OWNER - 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.

(OWNER - 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.

(OWNER - 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.

(OWNER - 10)

The expressions LESSEE and OWNER- 1, OWNER-2, OWNER-3, OWNER-4, OWNER-5, OWNER-6, OWNER-7, OWNER-8, OWNER-9 and OWNER-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.

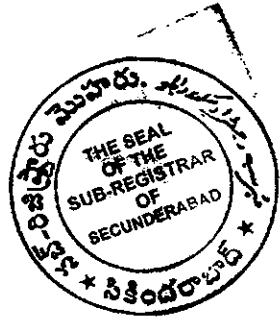
(Referred herein as Scheduled Premises)

WHEREAS

1. By a Lease Deed dated 2 February 2006 (hereinafter referred to as "Said Lease Deed") made between M/s. C. S. R. Hotels Private Limited, therein called the LESSEE, the HIREE herein and Valmick K. Desai (HUF), Vinod K. Desai (HUF), Subodh K. Desai (HUF), Mahesh K. Desai (HUF), Swati S. Kadakia, Sharad Kumar J. Kadakia, Rajesh J. Kadakia, Kokilaben J. Kadakia, Sharad J. Kadakia (HUF) and Rajesh J. Kadakia (HUF) therein called the LESSOR-1, LESSOR-2, LESSOR-3, LESSOR-4, LESSOR-5, LESSOR-6, LESSOR-7, LESSOR-8, LESSOR-9 AND LESSOR-10. Respectively herein called as OWNER-1, OWNER-2, OWNER-3, OWNER-4, OWNER-5, OWNER-6, OWNER-7, OWNER-8, OWNER-9 AND OWNER-10 for the consideration and on the terms and conditions mentioned therein OWNER 1 to 10 has granted the lease of Super Built-up Areas of 19,000 sft. in the Basement (325 sft.), Ground Floor (7450 sft.), First Floor (7450 sft.) and Second floor (7,450 sft) in 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. (Referred herein as Scheduled Premises) in favour of the HIREE for a period of nine (9) years with effect from 1st February 2006.

Handwritten signatures and names of the parties involved in the lease deed, including Sharad J. Kadakia, Rajesh J. Kadakia, Kokilaben J. Kadakia, Valmick K. Desai, Vinod K. Desai, Subodh K. Desai, and Mahesh K. Desai. The page is numbered -3- at the bottom center.

ప్లాన్ నెంబర్ 431/06
 వ పుస్తకము 2 1927
 దస్తావేజుల సంఖ్య 11
 తది కాగితము వయస్ సంఖ్య 3



Handwritten signature

ఎడమ బొటన వేలు Tahesh Khan



NAME: Mahesh K. Reddy S/O. Kankal & Reddy
 OCCN: Business R/O. 5-1-51, Hill Street
Ravigny, Secid

దికానింపివత్తి

1) Present

NAME: K. Prabhakar Reddy S/O. K. Reddy
 OCCN: Secured R/O. 5-4-18/3 2nd. m. G. Road
Sec - 510

2) Reddy

NAME: S. S. Reddy S/O. S. S. Reddy
 OCCN: Source R/O. Bl. Deepthi Srinaga
Uttapally

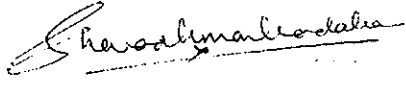
2006 వ సం॥ ఫిబ్రవరి నెల 22 వ తేది నది ~~సంఖ్య~~
 1927 వ సం॥ ఫిబ్రవరి మాసము 3 వ తేది

- The OWNER 1 to 10 in addition to the granted of lease in the respect of the Scheduled Premises, also has agreed to provided certain facilities and other allied amenities and services to the Scheduled Premises which are attached to and are part and parcel and/or deemed to be attached and part and parcel of the Scheduled Premises.
- The OWNER 1 to 10 offer to give and the HIREE agrees to take on hire the said facilities and other allied amenities and services at the Scheduled Premises on the terms and conditions hereinafter appearing.

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:

- That in consideration of the hire charges payable by the HIREE to the OWNERS 1 to 10 and the covenants and the terms and conditions appearing hereinafter, the OWNERS 1 to 10 has agreed to provide certain facilities and allied amenities as details mentioned in the list annexed to this Agreement as "Annexure -I", hereinafter referred to as the 'Said Facilities' in the Scheduled Premises for the exclusive use and enjoyment of the HIREE and its employees and authorise representatives free from all encumbrances subject to the terms and conditions mentioned herein below. The Said Facilities are attached to and are part and parcel and/or deemed to be attached and part and parcel of the Scheduled Premises.
- The hire month shall be the English Calendar month.
- The agreement shall be for a period of five (5) years commencing from 1st February 2006 and the HIREE shall have an option to renew the same for two further periods of 5 years each on the same terms and conditions contained herein. Further the renewal shall be simultaneously together with the Lease Deed 12th February 2006 referred herein above.
- The HIREE shall pay to the OWNERS 1 to 10 a sum of 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 June 2006 as hire charges per month for the Said Facilities apart from and along with the rent payable. Since the facilities and amenities are owned and provided by various owners the monthly hire charges shall be payable proportionately as per table given below:

Name Of The Owner	Hire Charges Per Month Upto 31.05.2006 (Rs.)	Hire Charges Per Month From 01.06.2006 (Rs.)
OWNER -1 Shri Valmick K. Desai (HUF)	3,421/-	6,842/-
OWNER -2 Shri Vinod K. Desai (HUF)	3,421/-	6,842/-
OWNER -3 Shri Subodh K. Desai (HUF)	3,421/-	6,842/-
OWNER -4 Shri Mahesh K. Desai (HUF)	3,421/-	6,842/-


 SSM
 SJK
 SJK
 HUF
 Sharadmal K. Desai
 Subodh K. Desai
 Valmick K. Desai
 Vinod K. Desai
 Mahesh K. Desai
 Subodh K. Desai
 Kalkilaben J. Kadakia
 Subodh K. Desai
 Mahesh K. Desai

పత్రావేదిక సంఖ్య 431/061
 వ పుస్తకము 2 1927 సం.
 దస్తావేజుల మొత్తం విలువ 11
 ఈ కాగితము వరుస సంఖ్య 4

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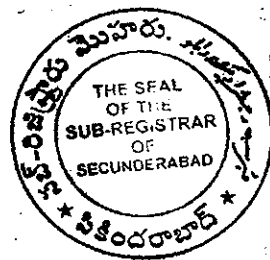
Rs. 33,780/- towards
 Stamp Duty including transfer Duty U/s. 41 of I. S. Act
 and Rs _____
 towards Registration fee on the chargeable value of
 Rs. 17,07,000/- were paid by the party
 through SBH Receipt Number 497971
 dated 17.2.2006 at Kavadiguda Branch.

[Handwritten signature]
 SUB-REGISTRAR
 SECUNDERABAD

CERTIFICATE OF REGISTRATION

Registered as Document No. 431
 of 2006 (1927 SE) of Book I.....
 and assigned the Identification
 Number 1606...-1-467-2006 for Scanning.

Date: 22/2 /2006 Registering Officer *[Signature]*



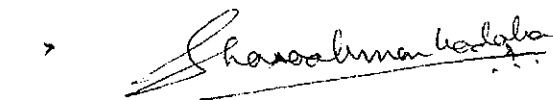
**OFFICE OF THE SUB-REGISTRAR
SECUNDERABAD**

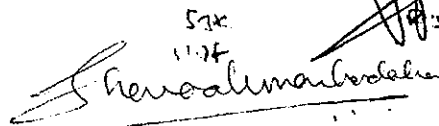
Endorsement Under section 42 of ACT II of 1899
 No. 431 of 2006 Date 23/2/2006
 I hereby certify that the proper / deficit
 stamp Duty of Rs. 325/- (Rupees Three
hundred and twenty five only)
 has been levied in respect of the instrument
 from Srt/Am. Sarkishar Koddy
 on the basis of the agreed Market Value
 consideration of Rs. 17,07,000/- being
 higher than the consideration/agreed Market
 Value

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

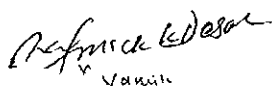
OWNER - 5 Smt. Swati S. Kadakia	4,586/-	9,171/-
OWNER - 6 Shri. Sharad J. Kadakia	12,984/-	25,968/-
OWNER - 7 Shri. Rajesh J. Kadakia	14,844/-	29,688/-
OWNER - 8 Smt. Kokilaben Kadakia	6,952/-	13,904/-
OWNER - 9 Shri. Sharad J. Kadakia (HUF)	6,032/-	12,064/-
OWNER - 10 Shri Rajesh J. Kadakia (HUF)	5,918/-	11,837/-
TOTAL:	65,000/-	1,30,000/-

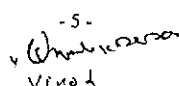
5. The HIREE shall pay the hire charges apart from and along with the rent payable to the OWNERS 1 to 10 in the following month on or before the 7th of each month subject to statutory deduction as may applicable.
6. The hire charges mentioned in Clause 2 above and payable to the OWNERS 1 to 10 shall be enhanced at the rate of 6% once in every one (1) year of the last hire charges. The first such enhancement shall be with effect from 01.02.2007 and the enhanced monthly hire charges will be Rs. 1,37,800/-.
7. The OWNERS 1 to 9 have provided a three phase electricity supply of 50 KVA to the Scheduled Premises at they own cost and the HIREE shall pay for the electricity consumed at the applicable tariff as per the reading of the meter provided therein. In case of requirement of additional power over and above 50 KVA, as stated above, the OWNERS 1 to 10 shall execute and provide the necessary documents and co-operate with the HIREE in obtaining the required additional power supply. All such expenses incurred for additional power connection shall be solely borne by the HIREE.
8. The OWNERS 1 to 10 have provided one lift having a capacity of 6 passenger to the Scheduled Premises.
9. The OWNERS 1 to 10 shall allow the HIREE to use the terrace and car/scooter parking space in the Scheduled Premises.
10. The HIREE shall pay the annual maintenance for existing lift and maintain all the other equipments provided by the OWNERS 1 to 10 to the Scheduled Premises.

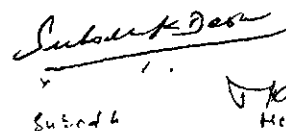

 SSI: Shri. Sharad J. Kadakia
 SSI:
 Shri. Sharad J. Kadakia


 SSI:
 Smt. Kokilaben J. Kadakia

Kokilaben J. Kadakia.


 SSI:
 Shri. Rajesh J. Kadakia


 SSI:
 Shri. Rajesh J. Kadakia


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 Shri. Rajesh J. Kadakia


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 Shri. Rajesh J. Kadakia

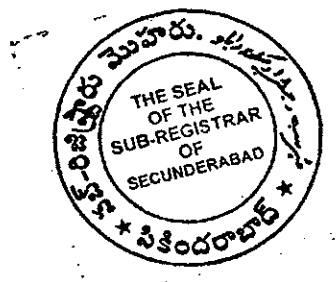
దస్తావేజు సంఖ్య 431/06

వ పుస్తకము 2 1927

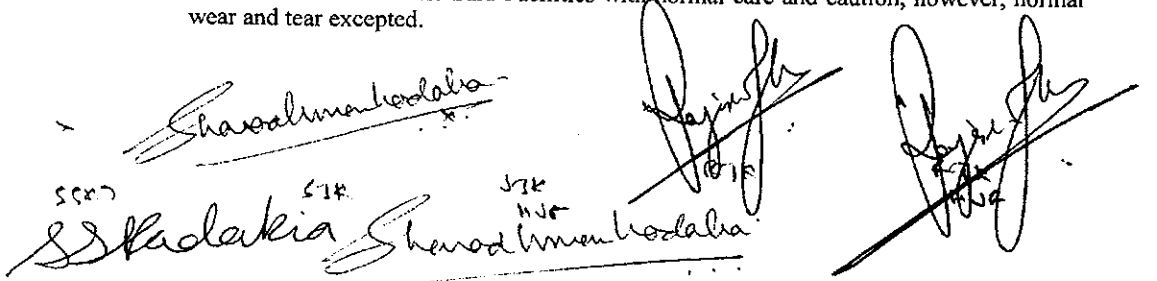
దస్తావేజుల సంఖ్య 11

ఈ కాగితము వరుస సంఖ్య 5

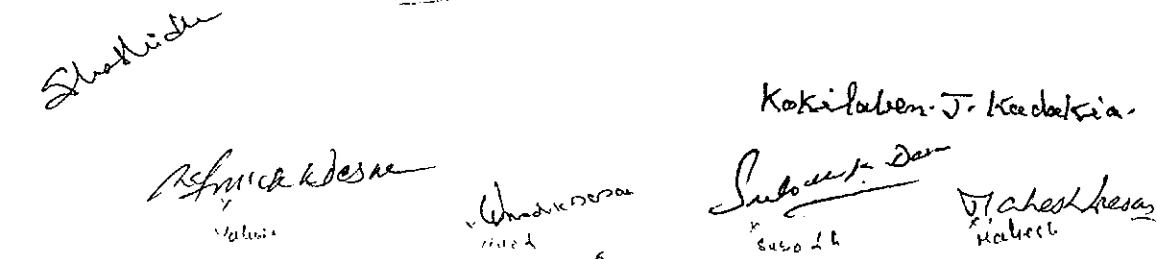
~~సబ్ రిజిస్ట్రార్~~



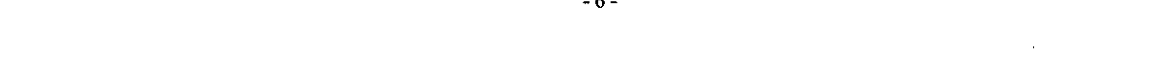
11. The OWNERS 1 to 10 shall permit and assist the HIREE to enter into Annual Maintenance Contracts for the maintenance of the Said Facilities to be provided by the OWNERS 1 to 10 in the Scheduled Premises. It is also clarified that in the event that the service provided by such service providers as suggested by the OWNERS 1 to 10 are not to the satisfaction of the LESSEE, The LESSEE at it's own cost discretion can terminate such services of another Service Provider.
12. The HIREE if required shall enhanced or obtain water connection from concerned authorities at its own cost.
13. The HIREE shall not remove any of the Said Facilities provided by the OWNERS 1 to 10 at the Scheduled Premises and shall maintain the same in good and working order, normal wear and tear excepted.
14. This Agreement is co-terminus and co-extensive with the said Lease Deed dated: ¹⁵ 25 February 2006, executed in respect of the Scheduled Premises. The Parties shall not be entitled to terminate this General Amenities Agreement without at the first instance terminating the Said Lease Deed in respect this General Amenities Agreement shall automatically and simultaneously be terminated.
15. If the HIREE fails or defaults in payment of hire charges payable to the OWNERS 1 to 10 for three (3) consecutive months at any time, the OWNERS 1 to 10 shall be entitled to determined this Agreement as well as the Said Lease Deed by giving a notice of one (1) month to the HIREE and upon expiry of the notice period be entitled to reenter and take possession of the Scheduled Premises. In case the breach is cured with the notice period by paying hire charges with interest at the rate of 18% per annum, the OWNERS 1 to 10 shall not be entitle to terminate this Agreement and the Said Lease Deed.
16. The HIREE shall have the right and option to terminate this Agreement and the said Lease Deed any time in case of breach of any of the provisions of this Agreement/default in providing nay of the Said Facilities in the Scheduled Premises of the termination date, unless the OWNERS 1 to 10 have cured the breach before expiration of the notice period and in which case the Agreement and the Said Lease Deed shall not be terminated.
17. The HIREE shall have the right to install air-conditioning units for its internal needs. The installations will be subjected to the structural limitation of the buildings. However, no structural change to the Scheduled Premises is to be done without the consent of the OWNERS 1 to 10.
18. The HIREE shall use the Said Facilities with normal care and caution, however, normal wear and tear excepted.



 SCA) Shashalamba Kodalkar Kankalaben J. Kodalkar



 Kankalaben J. Kodalkar Subodh Desai



 Subodh Desai Mahesh Desai

431/06

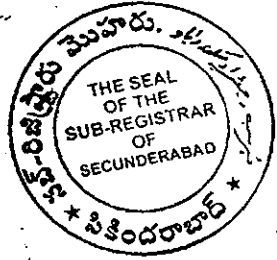
అస్సావేణా నంబర్

వస్తువు కము 2 1927

దస్తావేజుల సంఖ్య కాగితం 11

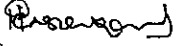
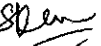
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~~మొదటి~~



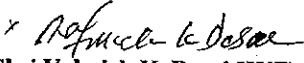
IN WITNESS WHEREOF the parties hereto have said their respective hands on the date herein above written in the presence of two witnesses.

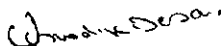
WITNESSES:


1. 
(K. P. Reddy)
2. 
(S. S. HASHMI (Karni))


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



(Sashidhar Reddy),
Managing Director.
HIREE

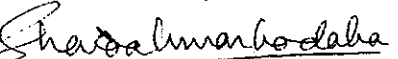

(Shri Valmick K. Desai HUF)
OWNER - 1

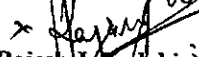

(Shri Vinod K. Desai HUF)
OWNER - 2


(Shri Subodh K. Desai HUF)
OWNER - 3

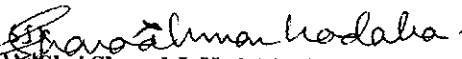

(Shri Mahesh K. Desai HUF)
OWNER - 4

SR 
(Smt. Swati S. Kadakia)
OWNER - 5

SR 
(Shri Sharad J. Kadakia)
OWNER - 6

SR 
(Shri Rajesh J. Kadakia)
OWNER - 7

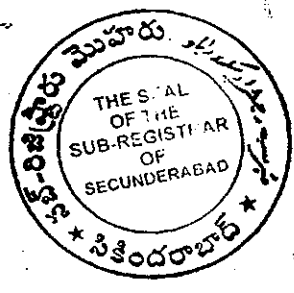
Kokilaben J. Kadakia.
(Smt. Kokilaben J. Kadakia)
OWNER - 8


(Shri Sharad J. Kadakia HUF)
OWNER - 9

SR HUF 
(Shri Rajesh J. Kadakia HUF)
OWNER - 10

దస్తావేజుల నమోదు సంఖ్య 4271 / - - 11
ఈ కాగితము వరుస సంఖ్య 7

~~మొదటి~~



ANNEXURE - I:

1. 50 KVA of it power supply.
2. One 6 passenger lift in the common area.
3. Doors & Windows
4. Plumbing & Drainage lines
5. Exclusive open parking area on the western side of the building
6. Exclusive use of Terrace area
7. ¾" municipal water connection.
8. Sump & overhead tank

Shivarambadaiah
(SJK)

Shivarambadaiah
(SJK)

Shivarambadaiah
(SJK)

Shivarambadaiah
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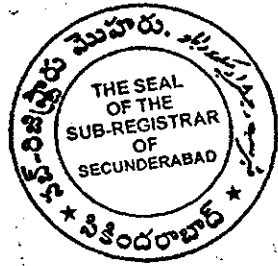
Shivarambadaiah
(SJK)

Shivarambadaiah
(SJK)

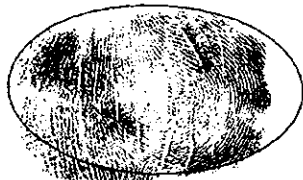



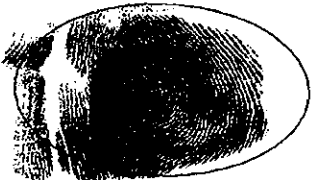

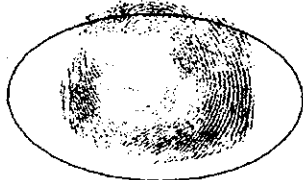

Kokilaben J. Kadakia

431/06
ప్రతిపాదన నంబర్
పత్రకము 2 1927 50
దస్తావేజుల నంబర్ 11
ఈ కారితము వలన నంబర్ 2

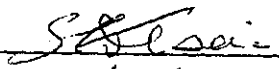

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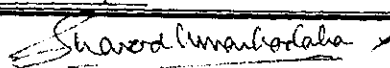
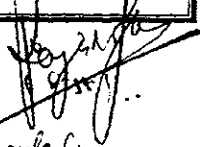


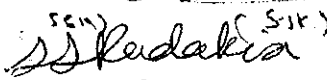
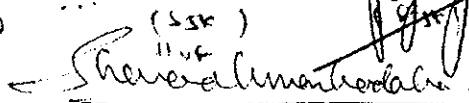
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

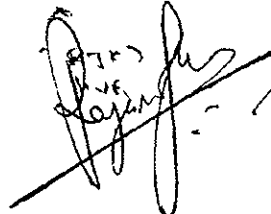
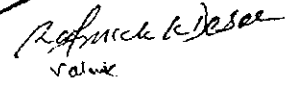
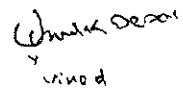
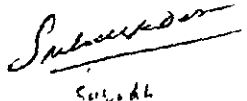
SL. NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
	<i>in position</i>  <i>Valmick</i>		OWNERS: OWNER NO. 1 SHRI VALMICK K. DESAI (HUF) HAVING ITS OFFICE AT 5-1-513 HILL STREET, RANIGUNJ SECUNDERABAD- 500003. REP. BY ITS KARTA SHRI VALMICK K. DESAI S/O. SHRI. KANTILAL B. DESAI
	 <i>Vinod</i>		OWNER 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
	 <i>Subodh</i>		OWNER 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
	 <i>Mahesh</i>		OWNER 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

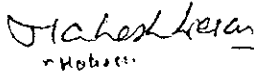
SIGNATURE OF WITNESSES:

- 
- 


SIGNATURE OF THE EXECUTANT(S)

Kokilaben J. Kadakia

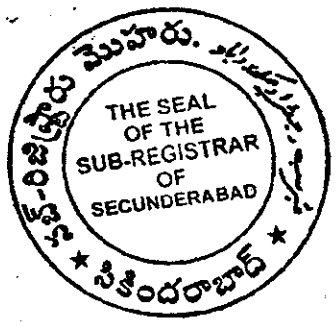
SIGNATURE OF THE LESSEE

Shakti

ఇస్తావెకా నంబర్ 431/067

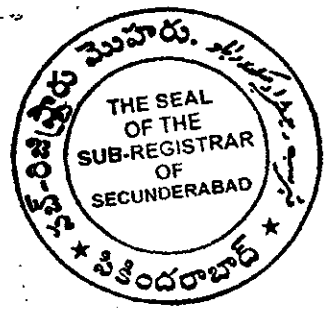
వవు ప్రకము 2 1927

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431/06
ప్రామాణిక సంఖ్య
వ పుస్తకము 2 1927
దస్తావేజుల సంఖ్య 11
ఈ కాగితము ఎవరి పేరునకు 10

~~మంత్రి~~



వ నవంబరు 2 1927

ఆంధ్ర ప్రదేశ్ ప్రభుత్వము

ఆంధ్ర ప్రదేశ్ ప్రభుత్వము

~~ఆంధ్ర ప్రదేశ్ ప్రభుత్వము~~

