

LEASE AGREEMENT



The Lease Agreement is made on this ____ day of January 2021 by and between

M/s Modi Builders Methodist Complex, Represented by its Partnership firm having its office at 5-4-1873/3 & 4, II Floor, Soham Mansion, M.G. Road, Secunderabad-500003, Rep. by its partner Sri. Soham Modi S/o Late Satish Modi, aged about 51 Years, Occupation: Business and Sri. Suresh Bajaj S/o Late Sri. Paramanand Bajaj aged about 72 years, Occupation: Business.

(hereinafter referred to as the Lessor which expression unless repugnant to the context shall include his heirs, executors, administrators, representatives, successors and assigns) of the one part.

AND

The State Bank of India, a Bank constituted under the State Bank of India Act, 1955 having its Corporate Office at State Bank Bhavan, Madame Cama Road, Mumbai, a Local Head Office at Koti, Hyderabad a branch having at Premises 5-9-189/190, First Floor and Second Floor, Chirag ali lane, Abids, Hyderabad., Rep. by its Chief Branch Manager, Sri. K. Srinivasa Rao, S/o. Late K V Ramana Murthy, aged About 58 Years, Occ : Chief Manager, Sate Bank of India having its Branch Office at Gunfoundry, Hyderabad – 500001, and among other a branch known as Treasury Branch, Hyderabad.

(Herein after referred to as “The Lessee” or “The Bank” which expression unless repugnant to the context shall include its successors and assigns) of the other part.

WHEREAS

- A. The Lessor is the sole tenant of building complex bearing the name METHODIST COMPLEX (the said building) situated at 5-9-189/190, Chirag Ali lane, Abids, Hyderabad having got its rights of tenancy under an Agreement Registered as Document No.686/90 on 19.04.1988 with the registrar of Hyderabad, from Methodist Church in India (Owners) of the land on which the building is constructed.
- B. The Lessee is in occupation of about 9,485 sft, specifically 1,030 sft of reserved parking area on the first floor and 8,455 sft of office space on the second floor in the said building more particularly described in the schedule given under and herein after referred to as the Scheduled Premises.
- C. Both parties accepted the Lease for a period of (3+3+3) total 9 years commencing from 19-04-2018.
- D. The Lessee shall pay 6 months rent as refundable security deposit of Rs. 14,37,984/- (Rupees Fourteen Lakh Thirty Seven Thousand Nine Hinder Eighty Four Only) to the Lessor, further the same will be adjusted for last 6 months of expiry of lease or termination of lease or the Lessee may deemed it to be the rent for the notice period.

THIS INDENTURE WITNESSES AS FOLLOW:

1. The monthly rent for the said term shall be payable to the lessor in the following proportion:

Sl. No.	Floor	Ares in Sft.	Rent/Sft.	Rent Amount
1.	First - Parking	1030	16.90	17,407
2.	Second	8455	23.44	1,98,165
3.	Sub-total	9485		2,15,572
4.	Monthly maintenance charges @ 2.54 Per Sft.			24,092
	Total rent + monthly maintenance charges			2,39,664

2. The Lessor (s).has / have at the request of the Lessee agreed to extend the lease of the Scheduled Premises more fully described in schedule hereunder and the Lessee has agreed to take the premises on lease under the terms and conditions specified herein below.
3. The Lessor(s) being seized and possessed or otherwise well and sufficiently entitled to the Scheduled Premises particularly described in the schedule hereto and entitled to grant a lease of premises have agreed to grant a lease of the Scheduled Premises particularly described in the schedule.
4. Now this INDENTURE WITNESSES that in consideration of the rent hereinafter reserved and the covenants and stipulations hereinafter contained and on the part of the Lessees to be performed and observed, the Lessors doth hereby demise unto the Lessee the Scheduled Premises with the easements, liberties, appendages and appurtenances thereunto belongings with exclusive and independent entry to the said premises and compound through paths, staircases, lifts and from public road and the right to pass and repass over the open spaces / compound in and around the said premises and the buildings and the right to park vehicles therein and thereon to have and to hold the Scheduled Premises unto the lessee for the term of 9 years commencing from 09.04.2018, yielding and paying thereof unto the lessors the monthly rent of Rs. 2,15,572/- + monthly maintenance charges of Rs. 24,092/- per month (plus GST at applicable rates) subject to TDS on or before the 10th day of the following month to which it relates and in consideration of the lease of the premises the lessee hereby covenant with the lessors that :-
5. The Lessee to the intent that the obligations may continue throughout the term hereby created both hereby covenant with the Lessor(s) as follows:-
 - i. To pay by banker's cheque or otherwise as agreed the said monthly rent (plus GST at applicable rate) hereby reserved on the day and in the manner aforesaid subject to TDS.
 - ii. To pay by banker's cheque or otherwise as agreed the said monthly maintenance charges (plus GST at applicable rates) hereby reserve on the day and in the manner aforesaid, subject to TDS.

- iii. The Lessee shall pay GST at applicable rates on the above mentioned monthly rent and monthly maintenance charges subject to the Lessor raising invoices for the same.
 - iv. To pay 6 months interest free rental as advance deposit, which is recoverable in six months before the expiry of the lease period.
 - v. To pay all charges for electricity and water consumed by the Lessee in the demised premises to the appropriate authority according to the reading of the electric metre or water metres installed in the demised premises by the Lessor (s) at his /their costs for the Lessee's use.
 - vi. The Lessee shall enhance the monthly rent and the monthly maintenance charges by 25% at the end of every three years on the then existing rent and charges. First such increase shall be done on 19.04.2021.
 - vii. The Lessee shall pay private water charges and conservancy charges to the departments concerned, and keep own deposit in electricity department and pay the electric consumption charges.
6. The Lessee shall be entitled at any time during the said terms;
- i. To install, erect, fix and set up such internal partitions, walls and electrical and sanitary and other fixtures and fittings, counters, vaults, lockers, cabinets, doors, gates, air-conditioning plants in the demised premises and every part thereof as the Lessee may require without causing any material damage or injury to the demised premises and on the expiration or sooner determination of this lease to remove the same and every part thereof at its own costs without thereby causing any material damage to the demised premises.
 - ii. To use the demised premises for the purpose/s mentioned herein below:-
 - (a) On site ATMs
 - (b) Housing of outfits of the subsidiaries/associates of the Lessee.
 - (c) For cross selling purposes
 - (d) Branch/Office of the lessee
 - iii. To display its signboard / boards, hoarding, neon signs in such a manner at such portion of the demised premises whether inside or outside or on the outer wall of the demised premises which the Lessee may in its absolute discretion think fit and the Lessor(s) shall have no objection thereto.
 - iv. To yield and deliver up peacefully and quietly vacant possession of the demised premises to the Lessor(s) at the expiration or earlier determination of the lease period as the case may be, in a good condition except reasonable wear and tear.
 - v. To allow the Lessor/s or his / their agents to enter, with or without workmen and / or architects, contractors etc. the demised premises or any part thereof by giving prior notice in writing to the Lessee to inspect the state and condition of the premises

or any part thereon for the purpose of carrying out such repairs as required / found necessary under law or otherwise.

- vi. The Lessor shall not question the dealing of the lessee on any ground whatsoever and the Lessor shall have no right to terminate the lease before expiry of lease period of 9 years agreed hereto. Further the Lessor shall not be entitled for any damage or claim for such termination of the lease made by the Lessee.
- 7. The Lessor (s) do and each of them doth hereby covenant with the Lessee as Follows:-
 - i. On the Lessee paying monthly rent hereby reserved and covenants and conditions herein contained and on the part of the Lessee to be observed the Lessee shall quietly hold, possess and enjoy the demised premises and every part thereof during the period of lease or any extension thereof without any interruption from or by the Lessor (s) or any person or persons lawfully or equitably claiming by / through / under or in trust for the Lessor/s or successors or assigns.
 - ii. The Lessor(s), shall not nor shall he/they allow any person to use or carry on any noisy hazardous occupation or business in or upon any part of the said premises or any adjoining premises thereon which may cause annoyance or inconvenience to and / or otherwise likely to be prejudicial to the interest of the lessee at the demised premises.
 - iii. The Lessor (s), during the lease or extension thereof shall pay all present and future municipal taxes assessments and / or other outgoing or impositions whatsoever payable by the owner and / or occupier in respect of the demised premises under the law for the time being in force and shall keep the lessee/s indemnified against all claims, demands, action, suits and proceedings in respect of the same.
 - iv. The Lessor/s shall maintain at his / their cost adequate and continuous supply of electricity and hygienic, potable filtered and / or tube-well water by means of electrical water pumps and overhead tanks or otherwise for the use of the lessee in the demised premises and to operate and maintain the water pumps in proper condition at their cost.
 - v. The Lessor(s) at his / their own cost, shall effect major repairs to the demised premises and or replacement of plumbing, sanitary, electric fixtures supplied by them, doors, windows glass panes as and when the need arises and upon the request from the lessee for such repairs etc. The Lessors shall keep the demised premises wind and water right and maintain proper repair and condition, the electric, sanitary, water fittings, equipments and appliances, pipelines, drains and sewers and execute all repairs to the demised premises as and when required and also whitewash, colour painting of the interior and exterior of the demised premises atleast once in every three years, including painting of the doors and windows.

- vi. The Lessor(s) warrants that he / they has / have good, rightful power, absolute authority and indefeasible title to demise the demised premises to the Lessee in the manner herein appearing free from all encumbrances, trusts, his dependents, executions and attachments whatsoever.
- vii. The Lessor has no objection for Lessee to assign / transfer / subject the demised premises or part thereof.
- viii. The Lessor shall have no objection whatsoever to the Bank installing, providing and operating a DG Set of required capacity in the demised premises.
- ix. In future, if the Bank requires additional power the Lessor shall arrange for such additional power as per the Bank's requirement at the Bank's cost and expenses.
- x. The Lessor agrees to keep the Parking area of the said building exclusive parking area for the bank to be earmarked.

8. It is hereby agreed by and between the parties hereto as follows :-

- i. In case of default in the payment of the taxes and other statutory dues, service charges, dues to society by the lessor (s) and a demand notice is served on the Bank, the lessee may make payment of the same and such payment shall be against adjustment of future rents payable.
- ii. If the Lessor(s) shall fail or neglect to pay rents, revenues, rates, taxes, impositions, outgoing and ceases howsoever or whatsoever payable by owner or occupant in respect of the demised premises and / or to keep the demised premises and every part thereof in good repair and condition and / or to keep the demised premises insured for such sum and against such risks as may be required for by the Lessee it shall be lawful (but not obligatory) for the Lessee to pay such rates, revenues, taxes, impositions, outgoing and ceases, to incur expenses to keep the demised premises and every part thereof in good repair and condition to keep the demised premises insured for such sum and against such risks as the Lessee in its absolute discretion may think fit and in any one or more of such cases the Lessee will be entitled in its absolute discretion to deduct such payments and such expenses as aforesaid with applicable interest from the rent hereby reserved.
- iii. In the event of the demised premises or any part thereof being materially damaged or destroyed by earthquake, tempest or other act of God, fire, riots or any irresistible force so as to render the demised premises or any part thereof substantially and permanently unfit for the purposes for which they were let, this lease shall, at the option of the Lessee, be void but in the event of the Lessee desiring to continue the lease and the Lessor (s) agreeing to repair the damage or injury the Lessee shall vacate such portion of the demised premises as may be required to enable the Lessor (s) to repair and to restore them to their former state and condition and in such event the whole or proportionate part of the rent as the case may be shall abate till demised premises are restored to their former conditions and the Lessee shall continue to pay the full rent from the date of such completion of repairing or restoration to the satisfaction of the lessee.

- iv. In the event of the demised premises or any part thereof being acquired or requisitioned by Government or any local authority under any Act for the time being in force this Lease shall be determined and the parties shall be entitled to such compensation as they may respectively be entitled under the law.
- v. If the Lessors shall at anytime fail and neglect to perform and observe any of the covenants and conditions herein contained and on his/their part to be observed and performed then the Lessee shall be entitled at its option to forthwith determine this Lease.
- vi. Notwithstanding anything contained hereinabove the lessee shall be entitled to surrender, leave and deliver the unused, un-utilised portion/area of the leased premises property to the Lessor in case the Lessee feels that the unused, un-utilised and excess area is not required for the purpose taken on lease during the tenure / currency of the lease without determining / terminating the said lease and continue in occupation the portion required for the purpose after surrendering of the unused and unutilized area/ portion and in the event of such partial surrender of the un-utilised area / portion, then rent fixed for the lease will be reduced / decreased proportionately according to the area / portion surrendered by the Lessee. And if such surrender is going to affect the exclusive / independent entry/use for / of the branch / office, the landlord shall make suitable arrangement so that the exclusive independent entry / use for / of the branch / office is not affected in any manner.
- vii. In case the Lessee desires to obtain a Lease of further floor area in the said premises, the Lessor (s) shall grant such Lease to the Lessee, the rent for such further floor area will be determined considering the prevailing circumstances for the time being but in and the period of such Lease shall be co-extensive and coterminous with the period of the Lease in respect of the premises already leased in favour of the Bank.
- viii. The Lessee shall have absolute right to install any electronic gadgets like V-sat or any other gadgets or communications terminal with necessary accessories/equipment or dish or antenna or otherwise of it own cost either in the premises or on the terrace or any portion of the leased premises for the needs including networking of its branches/offices at any time without disturbing the structure of the premises and it shall be removed as its own costs. The Lessor shall not object or raise dispute about such installation during the substance of the lease. The Lessor agrees that no additional amount/Chages shall be paid by the lessee for such installation or use.
- ix. The Lessor declares that they have good right title and power to grant this lease of the demised premises to the bank. If any dispute title regarding right, title and power to grant the lease by the lessor arise and in the event of any loss or damage arising to the bank due to such dispute, the lessor shall at all times indemnify the bank for all such losses and damages.
- x. The Lessor shall accept the lease rent after allowing the bank to deduct tax deduct tax at at source in accordance with law.

- xi. After expiry of this lease period, this lease shall be extended for further period by mutual consent.
- xii. On the determination of lease, the Lessee shall deliver vacant possession of the Scheduled Premises hereby dismissed as also the structures if any erected by the lessee without claiming any compensation or value there of to the Lessor
- xiii. The cost of stamps and registration for registration of this lease deed shall be payable by the Lessee and Lessor in the ratio of 50% and 50 %.

SCHEDULE OF THE PROPERTY

All that the portion of the premises in Methodist complex bearing M.C.H.No.5-9-189/190, Admeasuring 1,030 sft on the First floor for parking and 8,455 sft on second floor, situated at, Abids Road, Abids Hyderabad. Boundaries

NORTH : Lenin Estate,
SOUTH : Chirag ali lane,
EAST : Abids Road,
WEST : Brindavan Commercial Complex.

The Schedule above referred to IN WITNESSES WHEREOF THE PARTIES hereto have executed these presents the day and year first above written.

SIGNED SEALED AND DELIVERED

By the above named

In the presence of

Lessor (s)

SIGNED SEALED AND DELIVERED

Address:

By the above named

In the presence of

For and on behalf of
State Bank of India,
Treasury Branch, Hyderabad.
Lessee

Witness:-

Address_____

Signature _____

Signature_____

Name _____

Name _____

Address _____

Address_____

Signature _____

Signature_____

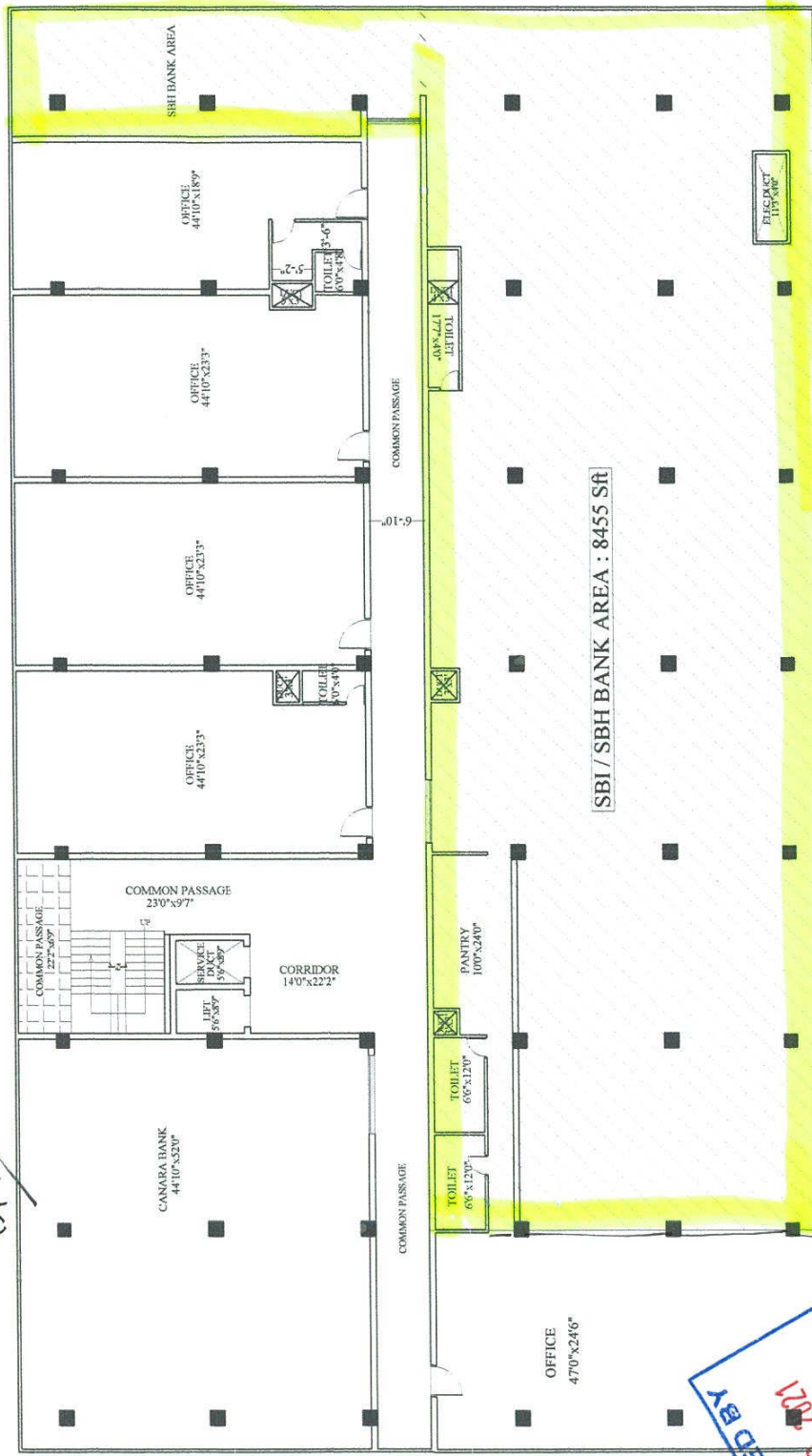
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APPROVED BY
15 FEB 2021
MANAGING DIRECTOR
ICCM

FIRST FLOOR -SBI-PARKING-1030 SFT		Owners & Developers :	Date :	28.02.2009	Promoted by
		MODI BUILDERS	Prepared By :	Naveen	Modi Properties &
		Project Name & Phase :	Approved By :	Soham Modi	Investments Pvt. Ltd.
			Scale :	N.T.S	Phone: +91-40-66335551

Final Draft Plan for Approval for SBI

15/12/21
15/12/21
15/12/21



FLOOR HEIGHT 9'-6"

APPROVED BY
15 FEB 2021
SOHAM M. J. CHAVAN
MANAGING DIRECTOR

Description		Direction	Owners & Developers :	Date :	Promoted by
SECOND FLOOR-SBI OFFICE-8455 SFT			MODI BUILDERS	08-03-2018	Modi Properties & Investments Pvt. Ltd.
			Project Name & Phase :		Soham Modi
			Scale :		N T S
					phone: 04066335551

DRAFT

LEASE DEED



THIS LEASE DEED is made on this day of February, 2020 at SRO, District Registrar, Hyderabad by and between

M/s. MODI BUILDERS METHODIST COMPLEX a partnership firm having its office at 5-4-1873/3 & 4, II Floor, Soham Mansion, M.G.Road, Secunderabad – 500 003, represented by its partner Sri. Soham Modi, S/o Late Sri. Satish Modi, aged about 50 years, occupation: Business and Sri. Suresh Bajaj, s/o Late Sri Paramanand Bajaj aged about 77 years, Occupation: Business (Hereinafter referred to as the 'LESSOR' which term shall mean and include wherever the context so requires or admits his/their heirs, successors, administrators, executors, attorneys and assigns) of the one part.

AND

STATE BANK OF INDIA, a body corporate constituted under the State Bank of Hyderabad Act, 1956 having its Branch Office at Gunfoundry, Hyderabad – 500 001, and among other, a branch known as Treasury Branch, Hyderabad (hereinafter referred to as the 'LESSEE', which term shall mean and include wherever the context so admits or requires its successors, administrators, and assigns) of the other part, represented by its Chief Manager Sri. Srinivasa Rao, S/o Occupation: service.

↓
will be incorporated

WHEREAS M/s. The Methodist Church in India is the absolute owner of the land/building bearing No. 5-9-189/190 situated at Chirag Ali Land, Abids, Hyderabad (hereinafter referred to as the 'said building')

WHEREAS

- A. The lessor is the sole tenant of a building complex bearing the name METHODIST COMPLEX (the said building) situated at 5-9-189/190, Chirag Ali Lane, Abids, Hyderabad having got its rights of tenancy under an Agreement Registered as Document No. 686/90 on 19.04.1988 with the registrar of Hyderabad, from Methodist Church in India (Owners) of the land on which the building is constructed.
- B. Under the said agreement, the Lessor has the right to transfer its rights of tenancy in the whole or any part of the said premises to any person of their choice on such terms and conditions as it may deem fit and proper without requiring the giving of notice to the owners or taking their permission to do so.
- C. The lessee had taken on lease a portion of the said building admeasuring 16,810 sft on the first, second, third floors, from the lessor vide lease deed registered as document No. 1185/2010 Dated 17.02.2010 with Registrar of Hyderabad, for a period of 10 years, The lease expired on 18.04.2018. During the currency of the above lease the Lessee had surrendered a portion admeasuring 7325 Sft to the Lessor and the lease rent was proportionately reduced.

- D. The LESSEE is in occupation of about 9,485 sft, specifically, 1030 sft of reserved parking area on the first floor, 8455 sft of office space on the second floor in the said building, more particularly described in the schedule given under, hereinafter referred to as the Scheduled Premises.
- E. On expiry of the above mentioned lease both the parties entered into a series of negotiations for renewal of the lease and have now agreed to renew the lease on the terms and conditions as given below.

NOW THEREFORE THIS LEASE DEED WITNESSTH THAT

1. The Lessee hereby covenant with the Lessor as follows:

a). That they will pay rent to the Lessor or their autliorized agents as per the below given details:

Floor	Area in sft	Rate/sft	Rent Amount
First (Parking)	1030	21.97	22,629.00
Second	8455	22.82	1,92,943.00
Total	9485		2,15,572.00

b). The lease for a period of (3+3+3) 9 years, commencing in retrospect from 19 April 2018.

c). The Lessee shall pay rent for 6 months as refundable security deposit amounting to Rs. 12,93,432.00 (Rupees twelve lakhs ninety three thousand four hundred thirty two only) to the Lessor, and this shall be adjusted towards the monthly rents payable by the lessee for the last 6 months of the expiry of lease and in case of termination of lease before expiry of the lease period, the lessee may demand the lessor to adjust the advance amount towards the rent for the notice period and to refund the balance amount, if any.

d). The Lessee shall enhance the monthly rent and the building maintenance charges by 25% at the end of three years i.e. from 19 April, 2021.

e) That they will pay all private water and conservancy charges to the departments concerned.

f). That they will keep their own deposit in electricity department and pay the electric consumption charges.



g). That the Lessee shall be at liberty without any consent from the Lessor to make and remove during the term hereby granted any additions or fixtures made by them in or to the Scheduled premises of the nature of partitions, counter, showcases or trade or office fittings, fans, grill door and strong room door, but in such case, the lessee shall make good any damage which may be-caused at time of fixing/removing.

h) That they shall be allowed to keep, maintain, exhibit, paint or affix their name board or name letters on the Scheduled Premises, However, such boards should not affect the elevation of the building.

i). That during continuance of the tenancy they will keep the Scheduled Premises in a clean and sanitary conditions and deliver vacant possession to the Lessor at the expiry or sooner determination of the said term and will permit the Lessor or their agents and workmen at convenient hours in the day time to enter the scheduled premises and view and examine the condition thereof.

i). The Lessee shall not use and occupy the said scheduled premises for any purpose other than banking business of the Lessee.

k). The Lessee shall pay the monthly building maintenance charges amounting to Rs.24,092 /- (Rupees Twenty four Thousand and ninety two only) per month towards maintenance of common areas of the building, provision of security and water charges to the lessor or to any other body/association that the Lessor may direct, subject to increase of 25% at the end of three years, along with the rent.

l). The payment of all taxes, rates, cess and other levy including penalties and enhancements if any, except GST charged thereon in respect of the said premises, such as corporate/municipal tax, urban land tax etc., due to the state government, Central Government, other local and civil authorities shall be the account of Lessor.

2. The Lessor hereby covenant with the Lessee as follows:

a) The Lessee paying the rents hereby reserved and observing and performing the covenants and conditions herein contained shall and may peacefully and quietly possess and enjoy the said Scheduled Premises hereby demised during the term aforesaid without any interruption from or by the Lessor or any person rightfully claiming from or under them.



b) That the Lessor will pay the taxes and demands to the Municipality, Local authorities or government on the due dates.

c) The Lessor shall be liable to attend to major repairs if any, arising out of any defective construction and also routine repairs and maintenance.

d) The Lessor shall undertake the renovation and repair works and also undertake to carry out all reasonable repairs on receipt of the notice in writing from the Lessee. The Lessor agrees to whitewash with plastic emulsion paint the Scheduled Premises, once every three years.

e) The Lessor further agrees to keep the common areas of the said building neat and clean at all times including the maintenance of common toilets and ensure uninterrupted water supply.

f) Exclusive parking area for the bank to be earmarked.

3. The Lessor and Lessee hereby mutually covenant as follows:

a) If the monthly rent is not paid to the Lessor as stated herein above within fifteen days after the due date or if there be any breach or non-observance of the Lessee's covenants herein above contained, the lessor shall issue a notice of not less than 3 months from the date of default to the lessor to pay the amount and in case of no response, then it shall be lawful for the Lessor to re-enter, repossess and re-enjoy the Scheduled Premises.

b) That if the Lessor fail to carry out the said repairs and pay taxes due by them in respect of the Scheduled Premises, the Lessee may if they so choose, carry out the said repairs and pay taxes and adjust the same out of the rents following due to the Lessor.

c) The lease shall be for a period of 09 years, commencing in retrospect from 19 April 2018. The lease between the Lessor and the Lessee can be terminated at the option of the Lessee with an advance notice, in writing of three months.

The Lessor shall not question the dealings of the lessee on any ground whatsoever and the Lessor shall have no rights to terminate the lease before expiry of lease period of 09 years agreed hereto. Further the Lessor shall not be entitled for any damage or claim for such termination of the lease made by the Lessee.

The Lessee shall have absolute right to install any electronic gadgets like V-Sat or any other gadgets or communication terminal with necessary accessories/equipment or dish antenna or

otherwise of its own cost either in the premises or on the terrace or any portion of the leased premises for the needs including networking of its branches/offices at any time without disturbing the structure of the premises and it shall be removed at its own costs. The Lessor shall not object or raise dispute about such installation during the subsistence of the lease. The lessor agrees that no additional amount/charges shall be paid by the lessee for such installation or use.

The Lessor declare that they have good right title and power to grant this lease of the demised premises to the Bank. If any dispute regarding right, title and power to grant the lease by the lessor arises and in the event of any loss or damage arising to the bank due to such dispute, the Lessor shall at all times indemnify the Bank for all such losses and damages.

The Lessor shall accept the lease rent after allowing the Bank to deduct tax deducted at source in accordance with law.

d) After expiry of nine years, this lease can be extended for a further period only on mutually agreed terms with a separate lease deed.

e) On the determination of the lease, the Lessee shall deliver vacant possession of the scheduled Premises hereby demised as also, the, structures if any, erected by the Lessee without claiming any compensation or value thereof, to the Lessor.

f) The cost of stamps and registration for registration of this lease deed shall be payable by the Lessee and Lessor in the ratio of 50:50.

SCHEDULE OF THE LEASED PROPERTY

Portions of the premises in Methodist Complex, bearing M.C.H. No. 5-9-189/190, situated at Abids Road, Hyderabad, having an area of:

1030 sft on the first floor for parking.

8455 sft on the second floor

9485 sft total area

More particularly shown and marked in red in the plan annexed herewith in the building bounded by:

NORTH	:	Lenin Estate
SOUTH	:	Chirag Ai Lane
EAST	:	Abids Road
WEST	:	Brindayan Commercial Complex

IN WITNESS WHEREOF the Lessor and the Lessee have set their respective hands and seals on the day, month and year first above written.

WITNESS

1.

2.



1185/2010

SCANNED



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

W 713548

S.No. 5749 Date 16/02/2010 Rs. 100

Sold to..... Examina S. Yallam

S/o. B/o. Late M. Gungiah

For Whom..... State Bank of Hyderabad

LEASE DEED

K. SATISH KUMAR
SVL.No.13/2000 R.No.16/2009
5-2-30, Premavathipet (V),
Rajendranagar (M), R.R. Dist.

THIS LEASE DEED is made on this 17th day of February 2010 at SRO, District Registrar, Hyderabad by and between

M/s. MODI ENTERPRISES (owned by MODI BUILDERS METHODIST COMPLEX) a partnership firm having its office at 5-4-187/3 & 4, 2nd floor, Soham Mansion, M. G. Road Secunderabad - 500 003, represented by its partner Mr. Soham Modi, son of Sri Satish Modi, aged about 40 years, occupation: Business and Sri Suresh Bajaj, son of Late Sri Paramanand Bajaj aged 67 years, Occupation: Business (Hereinafter referred to as the 'LESSOR', which term shall mean and include wherever the context so requires or admits his/their heirs, successors, administrators, executors, attorneys and assigns) of the one part

AND

STATE BANK OF HYDERABAD, a body corporate constituted under the State Bank of Hyderabad Act, 1956 having its Branch Office at Gunfoundry, Hyderabad - 500 001, and among other, a branch known as Treasury Branch, Hyderabad (hereinafter referred to as the 'LESSEE', which term shall mean and include wherever the context so admits or requires its successors, administrators, and assigns) of the other part, represented by its Manager Shri. R. Ananda Rao, S/o. Shri. Veeraiah, aged 54 years, Occupation: Service.

For M/s. MODI ENTERPRISES
Prop: M/s. Modi Builders, Methodist Complex,

SOHAM MODI SURESH P. (BAJAJ)
(For and on Behalf of Partners)



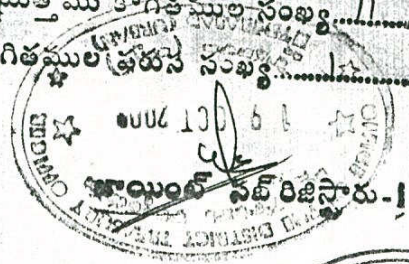
Received
D/S
W/S
L/S

06/05/2010

ప్రపంచము..... 1185 సం. 2010

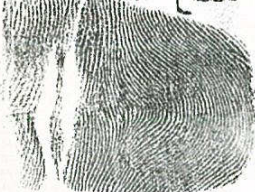
వస్త్రావేశాల క్షేత్రము కాగితముల సంఖ్య.....

ఈ కాగితముల ప్రయోగ సంఖ్య.....



2010 వ సంవత్సరం నెల..... 29 వ తేది
1932 వ. శా. ప్రభుత్వం మాసం..... 9 వ తేది
సంఖ్య..... 3..... మరియు..... 4..... గంటల మధ్య
ప్రభుత్వం ఆదేశం అనుసరించి
శ్రీ.....
చట్టము 1908లోని సెక్షన్ 32. ఎ ను
అనుసరించి సమర్పించవలసిన ఫోటోగ్రాఫులు
మరియు వేలిముద్రలతో సహా దాఖలు చేసి
ఈ కార్యక్రమం.....

వాసి ఇచ్చినట్లు ఒప్పుకున్నది
అతను తొలిన ప్రతి



అతను తొలిన ప్రతి



నిరూపించినది

①

Venkataram Reddy S/o. Arji Reddy
Occ. Service No 11-18/2, Rd no. 2,
Gowdurnagar, Hyderabad.

At A. Kaly

A. Srinivas Reddy A. Kalyan Reddy
H/5-2-1028/1, N.S. Road, 1st fl.

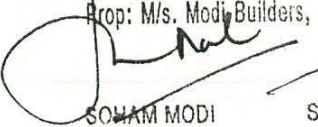
2010 వ సంవత్సరం నెల..... 29 వ తేది
1932 వ. శా. ప్రభుత్వం మాసం..... 9 వ తేది కాంటన్ పట్టికలు.

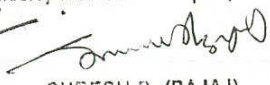
WHEREAS M/s. The Methodist Church in India is the absolute owner of the land / building bearing No. 5-9-189/190 situated at Chirag Ali lane, Abids, Hyderabad (hereinafter referred to as the 'said building').

WHEREAS

- A. The lessor is the sole tenant of a building complex bearing the name METHODIST COMPLEX (the said building) situated at 5-9-189/190, Chirag Ali Lane, Abids, Hyderabad having got its rights of tenancy under an Agreement Registered as Document No.686/90 on 19.04.1988 with the registrar of Hyderabad, from Methodist Church in India (Owners) of the land on which the building is constructed.
- B. Under the said agreement, the Lessor has the right to transfer its rights of tenancy in the whole or any part of the said premises to any person of their choice on such terms and conditions as it may deem fit and proper without requiring the giving of notice to the Owners or taking their permission to do so.
- C. The lessee had taken on lease a portion of the said building admeasuring 20710 sft on the first, second, third floors, from the lessor vide lease deed registered as document No..7009/88, Dated 19.04.1998 with the Registrar of Hyderabad, for a period of 10 years. The said lease expired on 18.04.2008. During the currency of the above lease the Lessee had surrendered a portion admeasuring 3900 sft on the first floor to the Lessor and the lease rent was proportionately reduced.
- D. The LESSEE is in occupation of about 16,810 sft, specifically, 2539 sft. Of office space on the first floor, 3500 sft of reserved parking area on the first floor, 9605 sft of office space on the second floor and 1,166 sft of office space on the third floor in the said building, more particularly described in the schedule given under, hereinafter referred to as the Scheduled Premises.
- E. On expiry of the above mentioned lease both the parties entered into a series of negotiations for renewal of the lease and have now agreed to renew the lease on the terms and conditions as given below.

For M/s. MODI ENTERPRISES
Prop: M/s. Modi Builders, Methodist Complex,


SOWAM MODI


SURESH P. (BAJAJ)
(For and on Behalf of Partners)



ప్రస్తుతము.....1185.....సం॥ 2010
 ఉస్తావేజుల మొత్తము కాగితముల సంఖ్య.....11
 ఈ కాగితముల పరుస సంఖ్య.....2

జాయింట్ సబ్ రిజిస్ట్రారు-1

ENDORSEMENT

Certified that the following amounts have been paid in respect of document,

I. Stamp Duty :

1. In the shape of stamp papers
2. In the shape of Challan (u/s 41 of I.S. Act 1899)
3. In the shape of Cash. (u/s 41 of I.S. Act 1899)
4. Adjustment of stamp Duty u/s 16 of I.S. Act. 1899 if any.

Rs: 100
 Rs: 276200

II. Transfer Duty.

1. In the shape of Challan
2. In the shape of Cash

Rs:
 Rs:

III. Registrars Fee.

1. In the shape of Challan
2. In the shape of Cash

Rs: 18420
 Rs:

IV. User Charge.

1. In the shape of Challan
2. In the shape of Cash

Rs: 100
 Rs:

Total Rs. 294820

AAIR

3,6,84,000/-

Vide Challan No. 266294

Dated: 29/4/2010

Joint Sub-Registrar-I
 R.O. Hyderabad

ప్రస్తుతము 2010 సం. (కా.క. 1932)

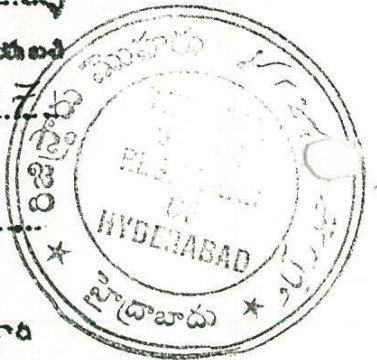
1185 సంఖ్యగా రిజిస్ట్రేషన్ చేయబడినది

శ్రీ వింగు నిమిత్తం గుర్తింపు సంఖ్య 1607

I. 1185-2010 ఉత్పత్తిమెనది.

2010 సం॥ ఏప్రిల్ నెంబర్ 29 వ తేది

రిజిస్ట్రేషన్ కు అధికారి



I ప్రస్తుతం 2010 సంవత్సరం ఉస్తావేజు సం. 1185

ప్రజనంబెంటు దాఖలు పరచిన కాగితముల సంఖ్య 11

సబ్ రిజిస్ట్రార్ జతపరచిన కంప్యూటర్ ద్వారా వచ్చిన

సెక్షన్ 32 A ఫారములు సంఖ్య 1

మొత్తం కాగితముల సంఖ్య 12

CERTIFICATE

This document has been scanned with the Identification No. 1607

I. 1185 of 2010

SIGNATURE OF REGISTERING OFFICER

Joint Sub-Registrar-I
 R.O. Hyd.

NOW THEREFORE THIS LEASE DEED WITNESSTH THAT

1. The Lessee hereby covenant with the Lessor as follows:

a) That they will pay rent to the Lessor or their authorized agents as per the below given details:

Floor	Area in sft	Rate/sft	Rent Amount
First	2,539	20.00	50,780.00
First(Parking)	3,500 ✓	13.00	45,500.00
Second	9,605	13.50	1,29,668.00
Third	1,166	13.50	15,741.00
Total	16,810		2,41,689.00

b). The lease for a period of 10 years, commencing in retrospect from 19th April 2008.

c). The Lessee shall pay rent for 6 months as refundable security deposit amounting to Rs.14,51,754/-(Rupees Fourteen Lakhs Fifty One Thousand Seven Hundred and Fifty Four Only) to the Lessor, and this shall be adjusted towards the monthly rents payable by the lessee for the last 6 months of the expiry of lease and in case of termination of lease before expiry of the lease period, the lessee may demand the lessor to adjust the advance amount towards the rent for the notice period and to refund the balance amount, if any.

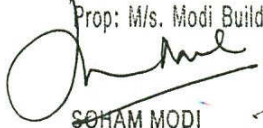
d). The Lessee shall enhance the monthly rent and the building maintenance charges by 30% at the end of five years i.e. from 19th April, 2013.

e) That they will pay all private water and conservancy charges to the departments concerned.

f). That they will keep their own deposit in electricity department and pay the electric consumption charges.

g). That the Lessee shall be at liberty without any consent from the Lessor to make and remove during the term hereby granted any additions or fixtures made by them in or to the Scheduled premises of the nature of partitions, counter, showcases or trade or office fittings, fans, grill door and strong room door, but in such case, the Lessee shall make good any damage which may be caused at the time of fixing/removing.

h). that they shall be allowed to keep, maintain, exhibit, paint or affix their name board or name letters on the Scheduled Premises. However, such boards should not affect the elevation of the building.

For M/s. MODI ENTERPRISES
Prop: M/s. Modi Builders, Methodist Complex,

SOHAM MODI SURESH P. (BAJAJ)
(For and on Behalf of Partners)



ప్ర పుస్తకము.....1185.....సం॥ 2010
దస్తావేజుల మొత్తము కాగితముల సంఖ్య.....11
ఈ కాగితముల పరుస సంఖ్య.....3


జాయంట్ పబ్లికేషన్స్.



- i). That during continuance of the tenancy they will keep the Scheduled Premises in a clean and sanitary conditions and deliver vacant possession to the Lessor at the expiry or sooner determination of the said term and will permit the Lessor or their agents and workmen at convenient hours in the day time to enter the scheduled premises and view and examine the condition thereof.
- j). The Lessee shall not use and occupy the said scheduled premises for any purpose other than banking business of the Lessee
- k). The Lessee shall pay the monthly building maintenance charges amounting to Rs.25,215/-(Rupees Twenty Five Thousand Two Hundred and Fifteen Only) per month towards maintenance of common areas of the building, provision of security and water charges to the lessor or to any other body/association that the Lessor may direct, subject to increase of 30% at the end of five years, along with the rent.
- l) The payment of all taxes, rates, cess and other levy including penalties and enhancements if any, except service tax charged thereon in respect of the said premises, such as corporate/municipal tax, urban land tax etc., due to the state government, Central Government, other local and civil authorities shall be the account of Lessor.

2. The Lessor hereby covenant with the Lessee as follows:

- a) The Lessee paying the rents hereby reserved and observing and performing the covenants and conditions herein contained shall and may peacefully and quietly possess and enjoy the said Scheduled Premises hereby demised during the term aforesaid without any interruption from or by the Lessor or any person rightfully claiming from or under them.
- b) That the Lessor will pay the taxes and demands to the Municipality, Local authorities or government on the due dates.
- c) The Lessor shall be liable to attend to major repairs if any, arising out of any defective construction and also routine repairs and maintenance.
- d) The Lessor shall undertake the renovation and repair works and also undertake to carry out all reasonable repairs on receipt of the notice in writing from the Lessee. The Lessor agrees to whitewash with plastic emulsion paint the Scheduled Premises once every three years.
- e) The Lessor further agrees to keep the common areas of the said building neat and clean at all times including the maintenance of common toilets and ensure uninterrupted water supply.
- f) Exclusive parking area for the bank to be earmarked

For M/s. MODI ENTERPRISES

Prop: M/s. Modi Builders, Methodist Complex,

SCHAM MODI

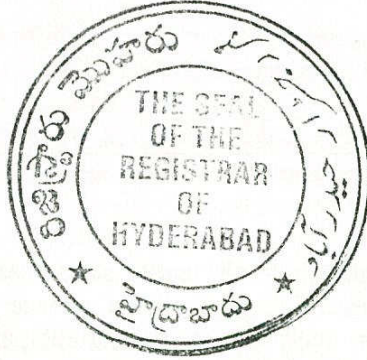
(For and on Behalf of Partners)

SURESH P. (BAJAJ)



1వ పుస్తకము.....1185.....సం॥ 4010
దస్తావేజుల మొత్తము కాగితముల సంఖ్య.....11
ఈ కాగితముల పురుష సంఖ్య.....4


బాయింట్ నాట్ రిజిస్ట్రార్.



3. The Lessor and Lessee hereby mutually covenant as follows:

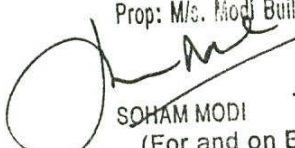
- a) If the monthly rent is not paid to the Lessor as stated herein above within fifteen days after the due date or if there by any breach or non-observance of the Lessee's covenants herein above contained, the lessor shall issue a notice of not less than 3 months from the date of default to the lessor to pay the amount and in case of no response, then it shall be lawful for the Lessor to re-enter, repossess and re-enjoy the Scheduled Premises.
- b) That if the Lessor fail to carry out the said repairs and pay taxes due by them in respect of the Scheduled Premises, the Lessee may if they so choose, carry out the said repairs and pay taxes and adjust the same out of the rents following due to the Lessor.
- c) The lease shall be for a period of 10 years, commencing in retrospect from 19th April 2008. The lease between the Lessor and the Lessee can be terminated at the option of the Lessee with an advance notice, in writing of three months.

The Lessor shall not question the dealings of the lessee on any ground whatsoever and the Lessor shall have no rights to terminate the lease before expiry of lease period of 10 years agreed hereto. Further the Lessor shall not be entitled for any damage or claim for such termination of the lease made by the Lessee.

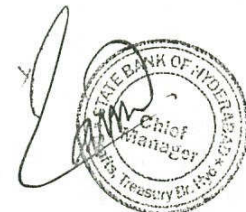
The Lessee shall have absolute right to install any electronic gadgets like V-Sat or any other gadgets or communication terminal with necessary accessories/equipment or dish antenna or otherwise of its own cost either in the premises or on the terrace or any portion of the leased premises for the needs including networking of its branches/offices at any time without disturbing the structure of the premises and it shall be removed at its own costs. The Lessor shall not object or raise dispute about such installation during the subsistence of the lease. The lessor agrees that no additional amount/charges shall be paid by the lessee for such installation or use.

The Lessor declare that they have good right title and power to grant this lease of the demised premises to the Bank. If any dispute regarding right, title and power to grant the lease by the lessor arises and in the event of any loss or damage arising to the bank due to such dispute, the Lessor shall at all times indemnify the Bank for all such losses and damages.

The Lessor shall accept the lease rent after allowing the Bank to deduct tax deducted at source in accordance with law.

For M/s. MODI ENTERPRISES
Prop: M/s. Modi Builders, Methodist Comp

SOHAM MODI
(For and on Behalf of Partners)


SURESH P. (BAJAJ)



ప్ర పుస్తకము.....1185.....సం॥ 2110
దస్తావేజుల మొత్తము కాగితముల సంఖ్య.....11.....
ఈ కాగితముల పరుస సంఖ్య.....5.....


జామున్ ఫర్దిజ్స్థాన్



- d) After expiry of ten years, this lease can be extended for a further period only on mutually agreed terms with a separate lease deed.
- e) On the determination of the lease, the Lessee shall deliver vacant possession of the scheduled Premises hereby demised as also, the structures if any, erected by the Lessee without claiming any compensation or value thereof, to the Lessor.
- f) The cost of stamps and registration for registration of this lease deed shall be payable by the Lessee and Lessor in the ratio of 50:50.

SCHEDULE OF THE LEASED PROPERTY

Portions of the premises in Methodist Complex, bearing M.C.H. No. 5-9-189/190, situated at Abids Road, Hyderabad, having an area of:

2539 sft on the first floor.
3500 sft on the first floor for parking.
9605 sft on the second floor
1166 sft on the third floor

16810 sft total area

More particularly shown and marked in red in the plan annexed herewith in the building bounded by:

NORTH	:	Lenin Estate
SOUTH	:	Chirag Ali Lane
EAST	:	Abids Road
WEST	:	Brindavan Commercial Complex

IN WITNESS WHEREOF the Lessor and the Lessee have set their respective hands and seals on the day, month and year first above written.

WITNESS

1.

2.

For M/s. MODI ENTERPRISES
Prop: M/s. Modi Builders, Methodist Complex,

SOHAM MODI

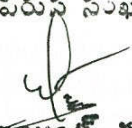
(For and on Behalf of Partners)

SURESH P. (BAJAJ)

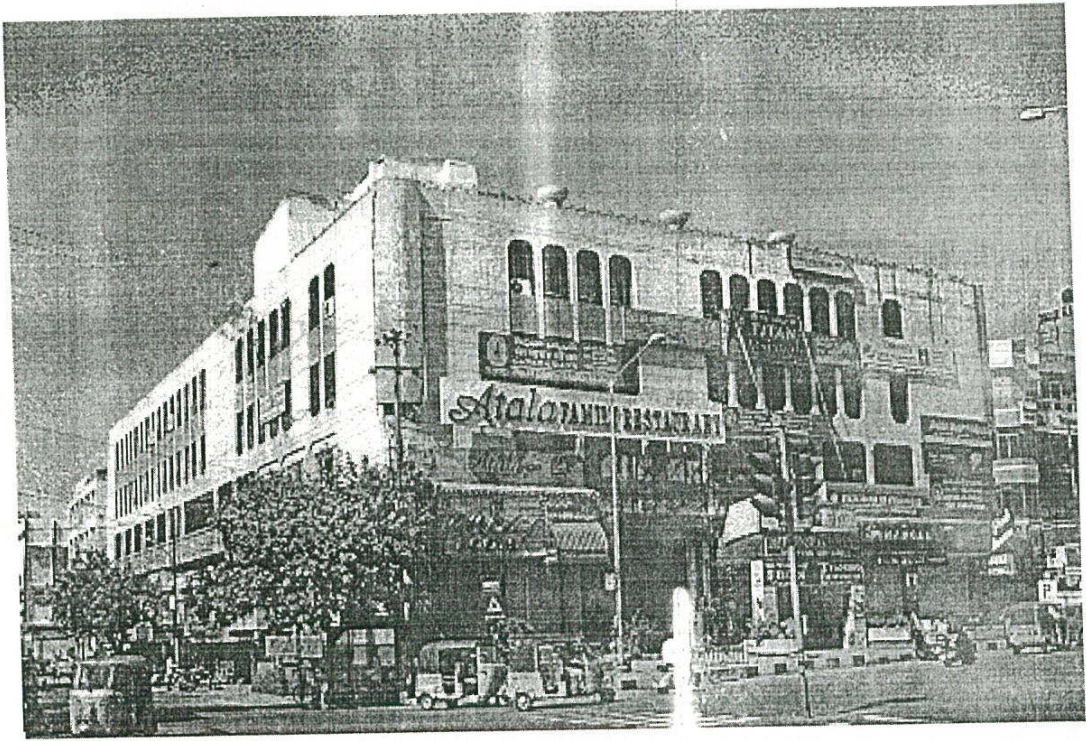
LESSEE



1వ పుస్తకము.....118.5.....సం॥ 2010
దస్తావేజుల మొత్తము కాగితముల సంఖ్య...11.....
ఈ కాగితముల పరుస సంఖ్య.....6.....


జాయింట్ సర్కిలర్-1



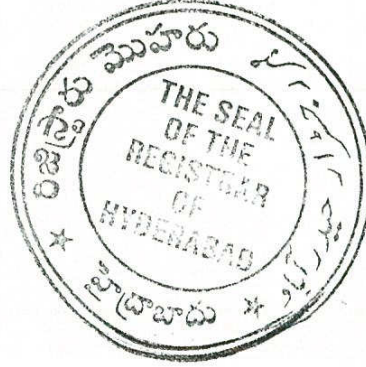


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ఈ కాగితముల పరుస సంఖ్య.....8.....

బాయింట్ సబ్ రిజిస్ట్రారు-1



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
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LESSOR:

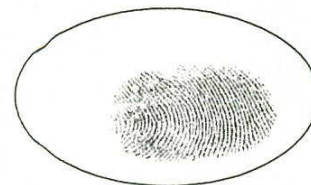
M/S. MODI ENTERPRISES (OWNED BY
MODI BUILDERS METHODIST COMPLEX)
A PARTNERSHIP FIRM) HAVING ITS OFFICE AT
5-4-187/3 & 4, 2ND FLOOR, SOHAM MANSION,
M. G. ROAD, SECUNDERABAD – 500 003
REP. BY ITS PARTNERS / AUTHORIZED
REPRESENTATIVES

1. SHRI SURESH BAJAJ
S/O. LATE SRI PARMANAND BAJAJ
C/O. SHIVA SHAKTI ENTERPRISES
R. P. ROAD, SECUNDERABAD – 500 003
2. SHRI SOHAM MODI
S/O. SATISH MODI
R/O. PLOT NO. 280
ROAD NO. 25
JUBILEE HILLS
HYDERABAD



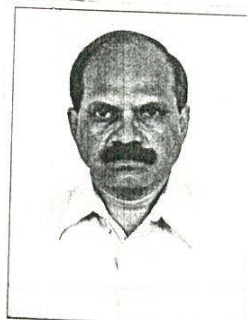
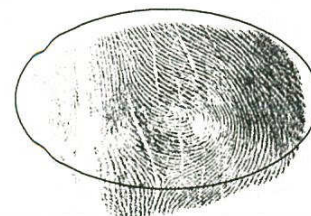
SPA FOR PRESENTING DOCUMENTS
VIDE DOC. NO. 36/BKIV/2009 Dt: 30.03.2009:

MR. K. PRABHAKAR REDDY
S/O. MR. K. PADMA REDDY
(O). 5-4-187/3 & 4
II FLOOR, SOHAM MANSION
M.G. ROAD
SECUNDERABAD –500 003.



LESSEE:

STATE BANK OF HYDERABAD
A BODY CORPORATE CONSTITUTED
UNDER THE STATE BANK OF HYDERABAD ACT
1956 HAVING ITS BRANCH OFFICE
AT GUNFOUNDRY, HYDERABAD-500 001
REPRESENTED BY ITS MANAGER
SHRI. R. ANANDA RAO
S/O. SHRI. VEERAAIAH



SIGNATURE OF WITNESSES:

- 1.
- 2.

For M/s. MODI ENTERPRISES

Prop: M/s. Modi Builders, Methodist Complex,

SOHAM MODI

SURESH P. (BAJAJ)

(For and on Behalf of Partners)

SIGNATURE OF LESSOR

SIGNATURE(S) OF LESSEE)



గవ పుస్తకము.....1185.....నం॥ ౪౦/౦

దస్తావేజుల మొత్తము కాగితముల సంఖ్య.....11.....

ఈ కాగితముల పరుస సంఖ్య.....9.....


జాయింట్ సర్కిలర్స్

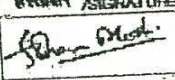


PERMANENT ACCOUNT NUMBER
ABMPM6725H

नाम / NAME
SOHAN SATESH MODI

पिता का नाम / FATHER'S NAME
SATISH MANILAL MODI

जन्म तिथि / DATE OF BIRTH
18-10-1989

हस्ताक्षर / SIGNATURE


मुख्य आयकर अधिकारी, आंध्र प्रदेश
 Chief Commissioner of Income-tax, Andhra Pradesh

आयकर विभाग
 INCOME TAX DEPARTMENT

भारत सरकार
 GOV OF INDIA

PRABHAKAR REDDY K
 PADMA REDDY KANDI

15/01/1974
 Permanent Account Number
AWSP8104E

हस्ताक्षर
 Signature

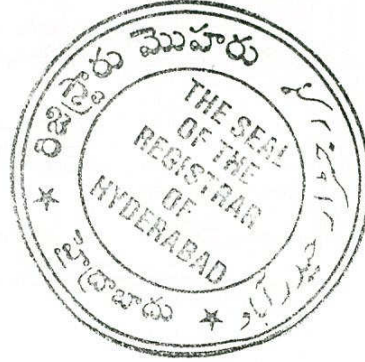


10062008

Prabhakkar

ప పుస్తకము.....1185.....సం॥ 4010
దస్తావేజుల మొత్తము కాగితముల సంఖ్య...11...
ఈ కాగితముల పరుస సంఖ్య.....10.....


జాయింట్ సర్ రిజిస్ట్రారు



INDIAN UNION DRIVING LICENCE
ANDHRA PRADESH



DRIVING LICENCE
663/HW/2002OD
SURESH P. BAJI
P.M. BAJAJ
93, PRABHATH NAGAR
ROAD NO. 15
JUBILEE HILLS
HYDERABAD



Signature
Issued on 02/02/2008

Issuing Authority
RTA-HYDERABAD/VZ1



स्टेट बैंक ऑफ हैदराबाद
STATE BANK OF HYDERABAD



आर आनंदराव
R. Anand Rao

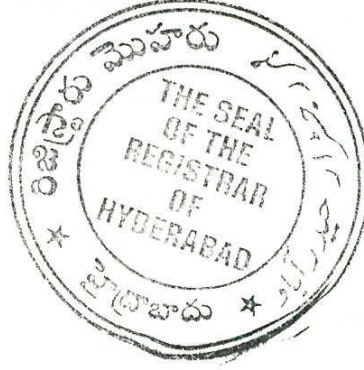
प्रबंधक
Manager

भ.प्र.सं. / P.F. No.: 010495
वृत्त सं. / BLDG. No.:
Emp. Signature Issuing Authority



ప్ర పుస్తకము.....1185.....సం॥ 20/0
దస్తావేజుల మొత్తము కారితముల సంఖ్య...11...
ఈ కారితముల పరుస సంఖ్య.....11.....


జాయింట్ సెక్ రెజిస్ట్రారు-1

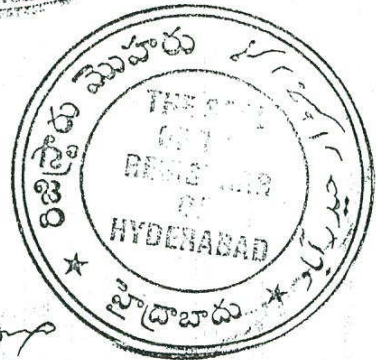




ప్రపంచము.....1185.....సం. 2010
 దస్తావేజుల ఘోషము కాగితముల సంఖ్య.....
 ఈ కాగితముల ప్రయోగ సంఖ్య.....



2010 వ సంవత్సరం నెల.....29.....వ తేది
 1939 వ. శా. శతాబ్దం మాసం.....9.....తేది
 పేరు.....3.....మరియు.....4.....గంటల మధ్య
 ప్రాధాన్యత.....అధికారులు అధికారులు
 శ్రీ.....
 చట్టము 1908లోని సెక్షన్ 32. ఏ ను
 అనుసరించి సమర్పించవలసిన ఫోటోగ్రాఫులు
 మరియు వేలిముద్రలతో సహా దాఖలు చేసి
 ఉపాధిగా ఉపాధి.....4/10/.....చెల్లించినారు.
 ప్రాసెస్ ఇచ్చినట్లు ఒప్పాకున్నది
 వాడుకన ప్రాసెస్



రూపించినది

ప్రతినిధి
 (K. P. Reddy Reddy
 S/o. K. P. Reddy, Office Service
 No. 5-4-18/144, old floor, G. S. Road,
 Secbad, through SPA for presenting documents
 vide SPA no. 36/300/09, dt. 30.3.08 at SRO
 Secbad, Karadiguda.
 R. ANANDARAO S/o DEVARAJH. Occupant, Chief
 Manager - SBIA. Treasury Bv. Abidh. Hyderabad

①

Devarajam Reddy S/o. Arji Reddy
 Office Service No 11-18/12, Rd no. 2,
 Secbad, Hyderabad.

A July A-Sumiles A-Sumiles S/o A-Sumiles S/o
 H/S-2-1028/1, N.S. Road, 1st floor.

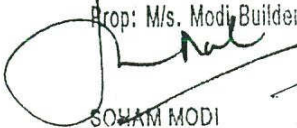
2010 వ సంవత్సరం నెల.....29.....వ తేది
 1939 వ. శా. శతాబ్దం మాసం.....9.....తేది

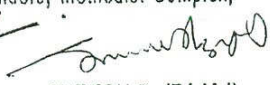
WHEREAS M/s. The Methodist Church in India is the absolute owner of the land / building bearing No. 5-9-189/190 situated at Chirag Ali lane, Abids, Hyderabad (hereinafter referred to as the 'said building').

WHEREAS

- A. The lessor is the sole tenant of a building complex bearing the name METHODIST COMPLEX (the said building) situated at 5-9-189/190, Chirag Ali Lane, Abids, Hyderabad having got its rights of tenancy under an Agreement Registered as Document No.686/90 on 19.04.1988 with the registrar of Hyderabad, from Methodist Church in India (Owners) of the land on which the building is constructed.
- B. Under the said agreement, the Lessor has the right to transfer its rights of tenancy in the whole or any part of the said premises to any person of their choice on such terms and conditions as it may deem fit and proper without requiring the giving of notice to the Owners or taking their permission to do so.
- C. The lessee had taken on lease a portion of the said building admeasuring 20710 sft on the first, second, third floors, from the lessor vide lease deed registered as document No..7009/88, Dated 19.04.1998 with the Registrar of Hyderabad, for a period of 10 years. The said lease expired on 18.04.2008. During the currency of the above lease the Lessee had surrendered a portion admeasuring 3900 sft on the first floor to the Lessor and the lease rent was proportionately reduced.
- D. The LESSEE is in occupation of about 16,810 sft, specifically, 2539 sft. Of office space on the first floor, 3500 sft of reserved parking area on the first floor, 9605 sft of office space on the second floor and 1,166 sft of office space on the third floor in the said building, more particularly described in the schedule given under, hereinafter referred to as the Scheduled Premises.
- E. On expiry of the above mentioned lease both the parties entered into a series of negotiations for renewal of the lease and have now agreed to renew the lease on the terms and conditions as given below.

For M/s. MODI ENTERPRISES
Prop: M/s. Modi Builders, Methodist Complex,


SONAM MODI


SURESH P. (BAJAJ)

(For and on Behalf of Partners)



ప్రస్తుతము.....1185.....సం॥ 2010
 చస్తావేజుల మొత్తము కాగితముల సంఖ్య.....11
 ఈ కాగితముల పరుస సంఖ్య.....2

జాయింట్ సబ్ రిజిస్ట్రారు-1

ENDORSEMENT

Certified that the following amounts have been paid in respect of document,

I. Stamp Duty :

1. In the shape of stamp papers
2. In the shape of Challan (u/a 41 of L.S. Act 1899)
3. In the shape of Cash. (u/a 41 of L.S. Act 1899)
4. Adjustment of stamp Duty u/a 16 of L.S. Act. 1899 if any.

Rs: 100
 Rs: 276200

II. Transfer Duty

1. In the shape of Challan
2. In the shape of Cash

Rs:
 Rs:

III. Registrar's Fee

1. In the shape of Challan
2. In the shape of Cash

Rs: 18420
 Rs:

IV. User Charge

1. In the shape of Challan
2. In the shape of Cash

Rs: 100
 Rs:

Total Rs. 294820

AAIR

3,6,84,000/-

Vide Challan No. 266294
 Dated: 29/4/2010

Joint Sub-Registrar-I
 R.O. Hyderabad

ప్రస్తుతము 2010 సం. (కా.శ. 1932)

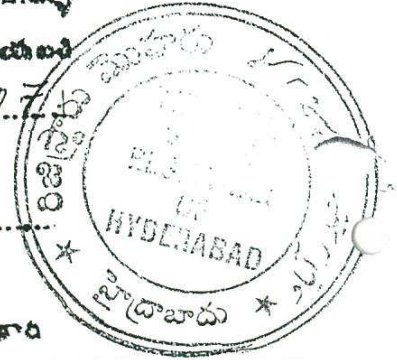
1185 సంబంధంగా రిజిస్ట్రేషన్ చేయబడి

స్కానింగు నిమిత్తం గుర్తింపు సంఖ్య 1607

I. 1185-2010 ఇప్పకమనది.

2010 సం॥ ఏప్రిల్ నెం॥ 29 వ తేది

రిజిస్ట్రేషన్ గుర్తింపు



I ప్రస్తుతం 2010 సంవత్సరం చస్తావేజు సం. 1185

ప్రజంబెంటు దాఖలు పరచిన కాగితముల సంఖ్య 11

సబ్ రిజిస్ట్రార్ జతపరచిన కంప్యూటర్ ద్వారా పచ్చి

సెక్షన్ 32 A ఫారములు సంఖ్య 1

మొత్తం కాగితముల సంఖ్య 12

CERTIFICATE

This document has been scanned with the Identification No. 1607

I. 1185-1 of 2010

Joint Sub-Registrar-I
 R.O. Hyd

NOW THEREFORE THIS LEASE DEED WITNESSTH THAT

1. The Lessee hereby covenant with the Lessor as follows:.

a) That they will pay rent to the Lessor or their authorized agents as per the below given details:

Floor	Area in sft	Rate/sft	Rent Amount
First	2,539	20.00	50,780.00
First(Parking)	3,500 ✓	13.00	45,500.00
Second	9,605	13.50	1,29,668.00
Third	1,166	13.50	15,741.00
Total	16,810		2,41,689.00

b). The lease for a period of 10 years, commencing in retrospect from 19th April 2008.

c). The Lessee shall pay rent for 6 months as refundable security deposit amounting to Rs.14,51,754/- (Rupees Fourteen Lakhs Fifty One Thousand Seven Hundred and Fifty Four Only) to the Lessor, and this shall be adjusted towards the monthly rents payable by the lessee for the last 6 months of the expiry of lease and in case of termination of lease before expiry of the lease period, the lessee may demand the lessor to adjust the advance amount towards the rent for the notice period and to refund the balance amount, if any.

d). The Lessee shall enhance the monthly rent and the building maintenance charges by 30% at the end of five years i.e. from 19th April, 2013.

e) That they will pay all private water and conservancy charges to the departments concerned.

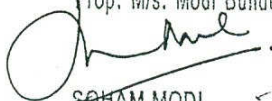
f). That they will keep their own deposit in electricity department and pay the electric consumption charges.

g). That the Lessee shall be at liberty without any consent from the Lessor to make and remove during the term hereby granted any additions or fixtures made by them in or to the Scheduled premises of the nature of partitions, counter, showcases or trade or office fittings, fans, grill door and strong room door, but in such case, the Lessee shall make good any damage which may be caused at the time of fixing/removing.

h). that they shall be allowed to keep, maintain, exhibit, paint or affix their name board or name letters on the Scheduled Premises. However, such boards should not affect the elevation of the building.

For M/s. MODI ENTERPRISES

Prop: M/s. Modi Builders, Methodist Complex,



SAHAM MODI

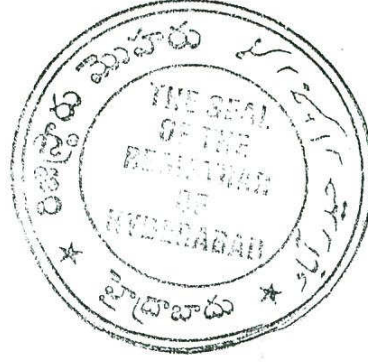
SURESH P. (BAJAJ)

(For and on Behalf of Partners)



1వ పుస్తకము.....1185.....సం॥ 2016
దస్తావేజుల మొత్తము కాగితముల సంఖ్య.....11
ఈ కాగితముల పరుస సంఖ్య.....3


జాయింట్ సెక్రటరీ.



- i). That during continuance of the tenancy they will keep the Scheduled Premises in a clean and sanitary conditions and deliver vacant possession to the Lessor at the expiry or sooner determination of the said term and will permit the Lessor or their agents and workmen at convenient hours in the day time to enter the scheduled premises and view and examine the condition thereof.
- j). The Lessee shall not use and occupy the said scheduled premises for any purpose other than banking business of the Lessee
- k). The Lessee shall pay the monthly building maintenance charges amounting to Rs.25,215/-(Rupees Twenty Five Thousand Two Hundred and Fifteen Only) per month towards maintenance of common areas of the building, provision of security and water charges to the lessor or to any other body/association that the Lessor may direct, subject to increase of 30% at the end of five years, along with the rent.
- l) The payment of all taxes, rates, cess and other levy including penalties and enhancements if any, except service tax charged thereon in respect of the said premises, such as corporate/municipal tax, urban land tax etc., due to the state government, Central Government, other local and civil authorities shall be the account of Lessor.

2. The Lessor hereby covenant with the Lessee as follows:

- a) The Lessee paying the rents hereby reserved and observing and performing the covenants and conditions herein contained shall and may peacefully and quietly possess and enjoy the said Scheduled Premises hereby demised during the term aforesaid without any interruption from or by the Lessor or any person rightfully claiming from or under them.
- b) That the Lessor will pay the taxes and demands to the Municipality, Local authorities or government on the due dates.
- c) The Lessor shall be liable to attend to major repairs if any, arising out of any defective construction and also routine repairs and maintenance.
- d) The Lessor shall undertake the renovation and repair works and also undertake to carry out all reasonable repairs on receipt of the notice in writing from the Lessee. The Lessor agrees to whitewash with plastic emulsion paint the Scheduled Premises once every three years.
- e) The Lessor further agrees to keep the common areas of the said building neat and clean at all times including the maintenance of common toilets and ensure uninterrupted water supply.
- f) Exclusive parking area for the bank to be earmarked

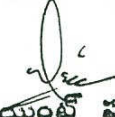
For M/s. MODI ENTERPRISES
Prop: M/s. Modi Builders, Methodist Complex,

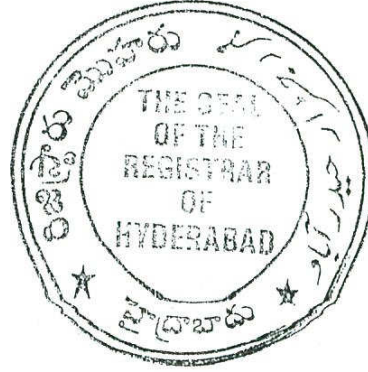

SOHAM MODI
(For and on Behalf of Partners)


SURESH P. (BAJAJ)



ప్ర పుస్తకము.....1185.....సంఖ్య 4010
దస్తావేజుల మొత్తము కాగితముల సంఖ్య.....11
ఈ కాగితముల పరుస సంఖ్య.....4


జాయింట్ సెక్ రెజిస్ట్రార్.



3. The Lessor and Lessee hereby mutually covenant as follows:

- a) If the monthly rent is not paid to the Lessor as stated herein above within fifteen days after the due date or if there be any breach or non-observance of the Lessee's covenants herein above contained, the lessor shall issue a notice of not less than 3 months from the date of default to the lessor to pay the amount and in case of no response, then it shall be lawful for the Lessor to re-enter, repossess and re-enjoy the Scheduled Premises.
- b) That if the Lessor fail to carry out the said repairs and pay taxes due by them in respect of the Scheduled Premises, the Lessee may if they so choose, carry out the said repairs and pay taxes and adjust the same out of the rents following due to the Lessor.
- c) The lease shall be for a period of 10 years, commencing in retrospect from 19th April 2008. The lease between the Lessor and the Lessee can be terminated at the option of the Lessee with an advance notice, in writing of three months.

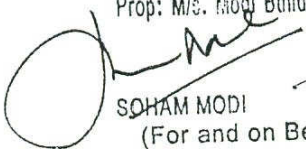
The Lessor shall not question the dealings of the lessee on any ground whatsoever and the Lessor shall have no rights to terminate the lease before expiry of lease period of 10 years agreed hereto. Further the Lessor shall not be entitled for any damage or claim for such termination of the lease made by the Lessee.

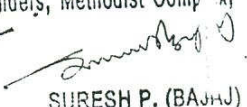
The Lessee shall have absolute right to install any electronic gadgets like V-Sat or any other gadgets or communication terminal with necessary accessories/equipment or dish antenna or otherwise of its own cost either in the premises or on the terrace or any portion of the leased premises for the needs including networking of its branches/offices at any time without disturbing the structure of the premises and it shall be removed at its own costs. The Lessor shall not object or raise dispute about such installation during the subsistence of the lease. The lessor agrees that no additional amount/charges shall be paid by the lessee for such installation or use.

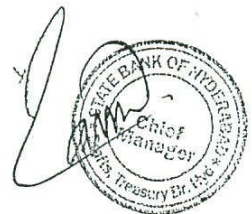
The Lessor declare that they have good right title and power to grant this lease of the demised premises to the Bank. If any dispute regarding right, title and power to grant the lease by the lessor arises and in the event of any loss or damage arising to the bank due to such dispute, the Lessor shall at all times indemnify the Bank for all such losses and damages.

The Lessor shall accept the lease rent after allowing the Bank to deduct tax deducted at source in accordance with law.

For M/s. MODI ENTERPRISES
Prop: M/s. Modi Builders, Methodist Comp X,

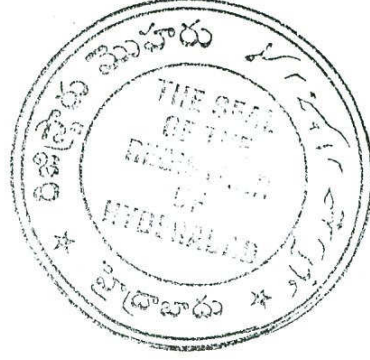

SOHAM MODI
(For and on Behalf of Partners)


SURESH P. (BAJAJ)
(For and on Behalf of Partners)



ప్ర పుస్తకము.....1185.....సం॥ 2110
దస్తావేజుల మొత్తము కాగితముల సంఖ్య.....11
ఈ కాగితముల పరుస సంఖ్య.....5


జాయింట్ సెక్రెటరీ



- d) After expiry of ten years, this lease can be extended for a further period only on mutually agreed terms with a separate lease deed.
- e) On the determination of the lease, the Lessee shall deliver vacant possession of the scheduled Premises hereby demised as also, the structures if any, erected by the Lessee without claiming any compensation or value thereof, to the Lessor.
- f) The cost of stamps and registration for registration of this lease deed shall be payable by the Lessee and Lessor in the ratio of 50:50.

SCHEDULE OF THE LEASED PROPERTY

Portions of the premises in Methodist Complex, bearing M.C.H. No. 5-9-189/190, situated at Abids Road, Hyderabad, having an area of:

2539 sft on the first floor.
3500 sft on the first floor for parking.
9605 sft on the second floor
1166 sft on the third floor

16810 sft total area

More particularly shown and marked in red in the plan annexed herewith in the building bounded by:

NORTH	:	Lenin Estate
SOUTH	:	Chirag Ali Lane
EAST	:	Abids Road
WEST	:	Brindavan Commercial Complex

IN WITNESS WHEREOF the Lessor and the Lessee have set their respective hands and seals on the day, month and year first above written.

WITNESS

1.

2.

For M/s. MODI ENTERPRISES
Prop: M/s. Modi Builders, Methodist Complex

SOHAM MODI

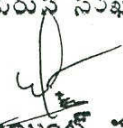
(For and on Behalf of Partners)

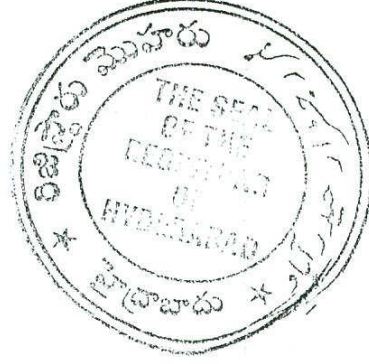
SURESH P. (BAJAJ)

LESSEE



1వ పుస్తకము.....118.5.....సం॥ 2010
దస్తావేజుల మొత్తము కాగితముల సంఖ్య...11.....
ఈ కాగితముల పరుస సంఖ్య.....6.....


జాయింట్ సెక్ రెజిస్ట్రారు-1



REGISTRATION PLAN SHOWING OF LEASE DEED FOR BEARING MCH NO. 5-9-189/190 IN THE BUILDING
KNOWN AS "METHODIST COMPLEX" SITUATED AT ABIDS, HYDERABAD.

LESSOR: M/s. MODI ENTERPRISES (OWNED BY MODI BUILDERS METHODIST COMPLEX)
REPRESENTED BY ITS PARTNERS
1. MR. SOHAM MODI, SON OF SRI SATISH MODI
2. SRI SURESH BAJAJ, SON OF LATE SRI PARAMANAND

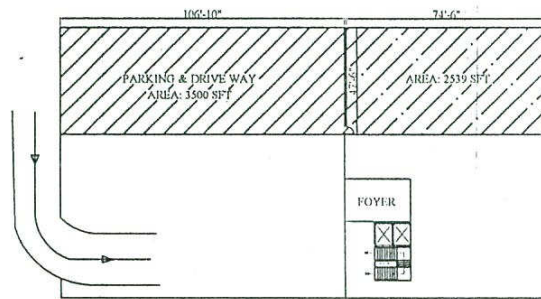
LESSEE: M/s. STATE BANK OF HYDERABAD, REPRESENTED BY ITS MANAGER
SHRI. R. ANANDA RAO, S/O. SHRI. VEERAAH

REFERENCE:
AREA: 16810

SCALE:
SQ. FTS. OR

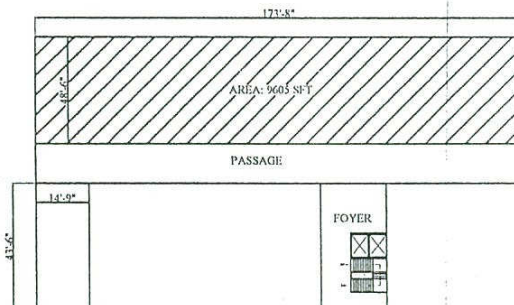
INCL:
SQ. MTRS.

EXCL:



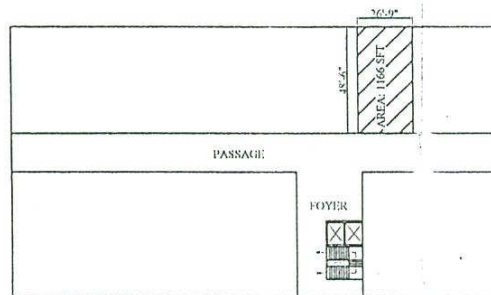
FIRST FLOOR

OFFICE AREA: 2539 SFT
PARKING & DRIVE WAY: 3500 SFT



SECOND FLOOR

AREA: 9605 SFT



THIRD FLOOR

AREA: 1166 SFT

WITNESSES:

- 1.
- 2.

For M/s. MODI ENTERPRISES
Prop: M/s. Modi Builders, Methodist Complex,
SOHAM MODI SURESH P. (BAJAJ)
(For and on Behalf of Partners)



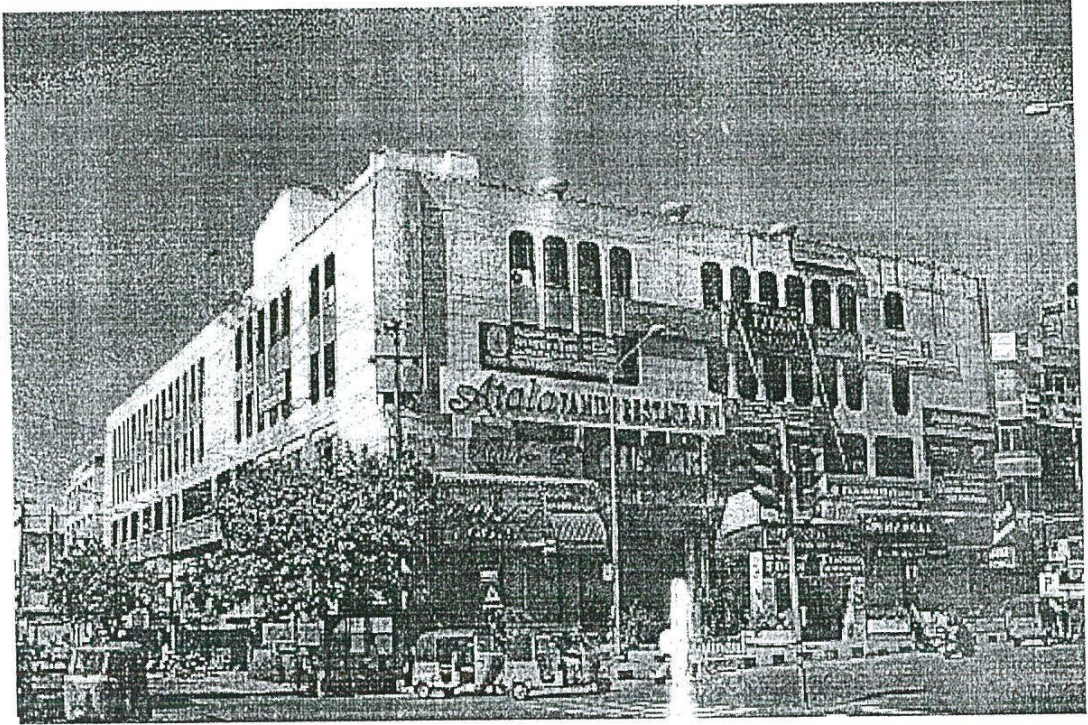
SIG. OF THE LESSOR

SIG. OF THE LESSEE

ప్రస్తుతము.....1185.....సం॥ 2010
దస్తావేజుల మొత్తము కాగితముల సంఖ్య.....11
ఈ కాగితముల పరుస సంఖ్య.....7

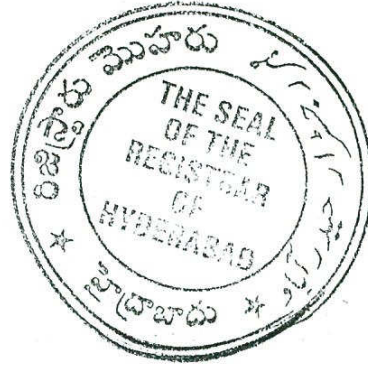

టాయింట్ సర్కిలిస్టారు..



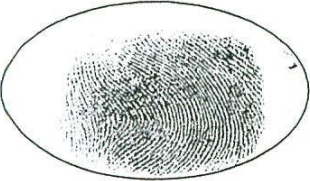
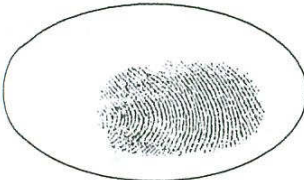
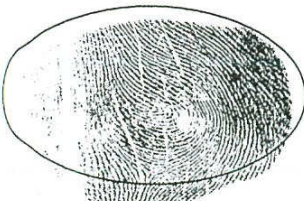


ప్ర పుస్తకము.....1185.....సం॥ ౫౦౦
దస్తావేజుల మొత్తము కాగితముల సంఖ్య.....11
ఈ కాగితముల పరుస సంఖ్య.....8


జాయింట్ సర్కిల్ రిజిస్ట్రారు-1



REGISTRATION ACT, 1908.

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			LESSOR: M/S. MODI ENTERPRISES (OWNED BY MODI BUILDERS METHODIST COMPLEX) A PARTNERSHIP FIRM) HAVING ITS OFFICE AT 5-4-187/3 & 4, 2 ND FLOOR, SOHAM MANSION, M. G. ROAD, SECUNDERABAD - 500 003 REP. BY ITS PARTNERS / AUTHORIZED REPRESENTATIVES 1. SHRI SURESH BAJAJ S/O. LATE SRI PARMANAND BAJAJ C/O. SHIVA SHAKTI ENTERPRISES R. P. ROAD, SECUNDERABAD - 500 003 2. SHRI SOHAM MODI S/O. SATISH MODI R/O. PLOT NO. 280 ROAD NO. 25 JUBILEE HILLS HYDERABAD
			SPA FOR PRESENTING DOCUMENTS VIDE DOC. NO. 36/BKIV/2009 Dt: 30.03.2009: MR. K. PRABHAKAR REDDY S/O. MR. K. PADMA REDDY (O). 5-4-187/3 & 4 II FLOOR, SOHAM MANSION M.G. ROAD SECUNDERABAD -500 003.
			LESSEE: STATE BANK OF HYDERABAD A BODY CORPORATE CONSTITUTED UNDER THE STATE BANK OF HYDERABAD ACT 1956 HAVING ITS BRANCH OFFICE AT GUNFOUNDRY, HYDERABAD-500 001 REPRESENTED BY ITS MANAGER SHRI. R. ANANDA RAO S/O. SHRI. VEERAAIAH
			

SIGNATURE OF WITNESSES:

1.
2.

[Handwritten signatures of witnesses]

For M/s. MODI ENTERPRISES

Prop: M/s. Modi Builders, Methodist Complex,

SOHAM MODI

SURESH P. (BAJAJ)

(For and on Behalf of Partners)

SIGNATURE OF LESSOR

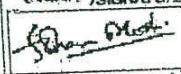
SIGNATURE(S) OF LESSEE

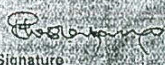


గవ పుస్తకము.....1185.....నంబు ౫0/౦
దస్తావేజుల మొత్తము కాగితముల సంఖ్య.....11
ఈ కాగితముల పరుస సంఖ్య.....9


జాయింట్ సర్కిలరిజిస్టరు



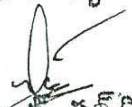
स्थाई लेखा संख्या PERMANENT ACCOUNT NUMBER
 ABMPM6725H
 नाम NAME
 SOHAN SATESH MODI
 पिता का नाम FATHER'S NAME
 SATISH MANLAL MODI
 जन्म तिथि DATE OF BIRTH
 18-10-1989
 हस्ताक्षर SIGNATURE

 मुख्य अधिकारी, आयकर, आंध्र प्रदेश
 Chief Commissioner of Income-tax, Andhra Pradesh

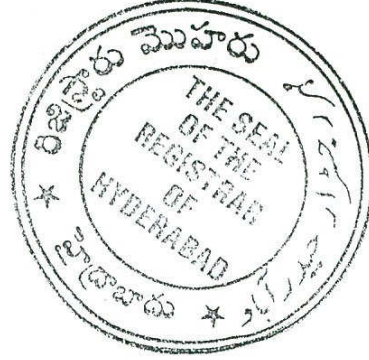
आयकर विभाग INCOME TAX DEPARTMENT
 भारत सरकार GOV OF INDIA
 PRABHAKAR REDDY K
 PADMA REDDY KANDI
 15/01/1974
 Permanent Account Number
 AWSP8104E
 Signature


 10062008

Prabhakkar

ప్రతి పుస్తకము.....1185.....సం॥ 4010
దస్తావేజుల మొత్తము కాగితముల సంఖ్య.....11.....
ఈ కాగితముల పరుస సంఖ్య.....10.....


జాయింట్ సెక్ రెజిస్ట్రారు



INDIAN UNION DRIVING LICENCE
ANDHRA PRADESH



DRIVING LICENCE
663/HW/20020D
SURESH P. B. B. A. J.
P. M. B. A. J.
93, PRABHANTH NAGAR
ROAD NO. 15
JUBILEE HILLS
HYDERABAD



Signature
Issued on 02/02/2008

Issuing Authority
RTA-HYDERABAD(WZ)



स्टेट बैंक ऑफ हैदराबाद
STATE BANK OF HYDERABAD



आर आनंदराव
R. Anand Rao

प्रबंधक
Manager
भ. नि. सं. P.F. No. 010495
वृत्त समूह BLDG. 10/1
Emp. Signature Issuing Authority



1వ ప్రకటనము.....1185.....సం॥ 20/0

దస్తావేజుల మొత్తము కారితముల సంఖ్య...11...

ఈ కారితముల పరుస సంఖ్య.....11.....


జాముంట్ నబ్ రిజిస్ట్రారు-1



Photographs and FingerPrints As per Section 32A of Registration Act 1908

C.S.No./Year: 001236/2010 of SRO: 1607(HYDERABAD (R.O))

29/04/2010 15:10:20

SINo.	Thumb Impression	Photo	Name and Address of the Party	PartySignature
1			(LE) R. ANANDA RAO[R]STATE BANK OF HYDERABAD GUNFOUNDRYHYDERABAD	
2	Manual Enclosure	Manual Enclosure	(LR) SOHAM MODI[R]M/S MODI ENTERPRISES SECUNDERABAD	
3			(LR) SURESH BAJAJ[R]M/S MODI ENTERPRISES SECUNDERABAD GPA for Presenting documents. (K. Prabhakar Rao)	


Witness
Signatures


Operator
Signature


Subregistrar
Signature

I పుస్తకం జి. 10 సంవత్సరం చ.ప్రా.పేజీ సం. 1185

సబ్ రిజిస్ట్రార్ ఆఫీసు జరిపరచిన కంప్యూటర్ ద్వారా వచ్చిన సెక్షన్ 32A

ఫారముల మొత్తం సంఖ్య 1

సబ్ రిజిస్ట్రార్ ఆఫీసు జరిపరచిన కంప్యూటర్ ద్వారా వచ్చిన ర: సెక్షన్ 32A

ఫారముల మొత్తం సంఖ్య 1

Joint Sub-Registrar-I
R.O. Hyd.

