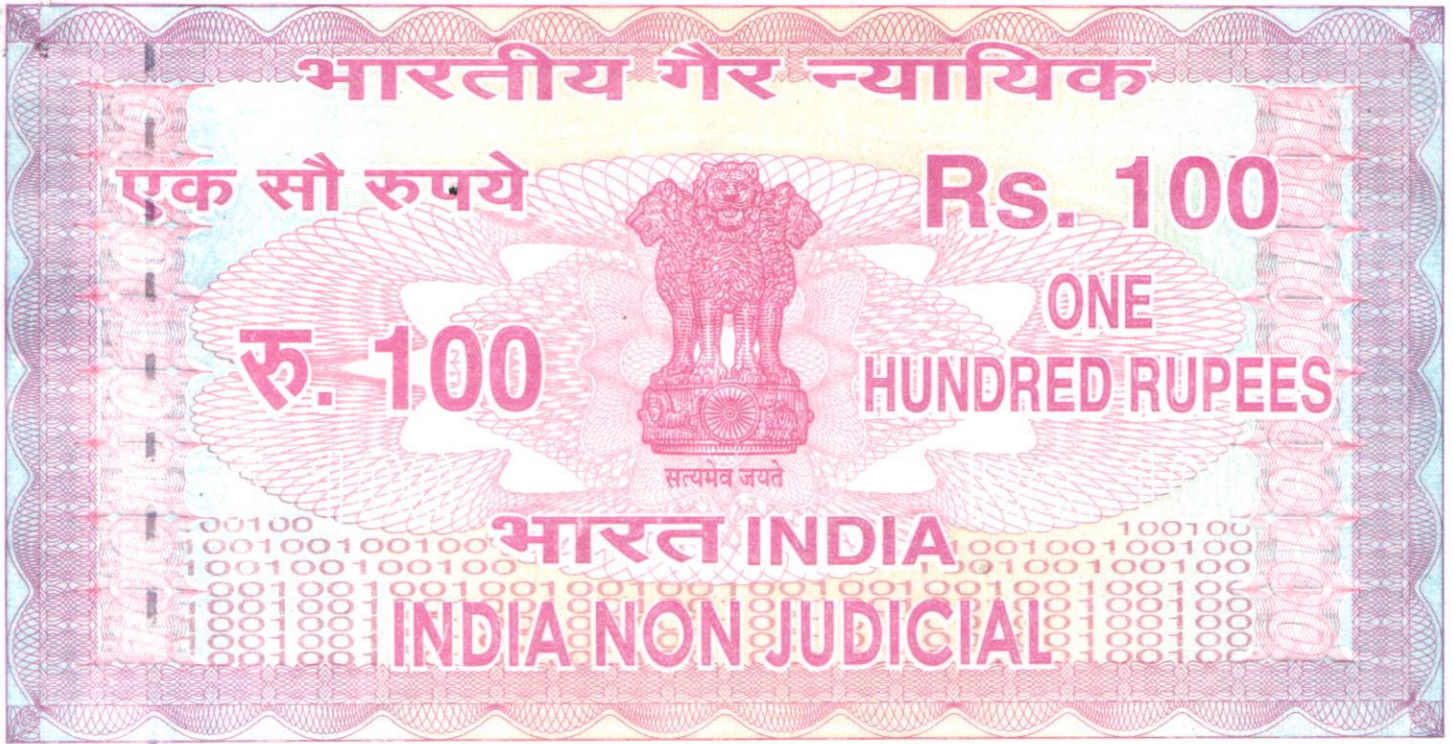




తెలంగాణ తెలంగాణ TELANGANA

S.No. 4566 Date:14-07-2022

Sold to:MAHENDAR

S/o. MALLESH

For Whom:MODI PROPERTIES PVT. LTD.

AP 147483

K.SATISH KUMAR

LICENSED STAMP VENDOR

LIC No.16-05-059/2012, R.No.16-05-029/2021

Plot No.227, Opp.Back Gate of City Civil Court

West Marredpally, Sec'bad.

SUPPLEMENTARY LEASE AGREEMENT

This Supplementary Lease Agreement executed at Secunderabad on this the 1st day of May, 2023 by and between:

M/s. Modi Properties Private Limited, having its registered office at 5-4-187/3 & 4, 2nd floor, Soham Mansion, M. G. Road, Secunderabad, Telangana-500 003, represented by its Director, Mr. Gaurang Mody, S/o. Late. Shri Jayantilal Mody, aged about 56 years, Occupation: Business herein after referred to as the LESSOR (which term shall mean and include whenever the context may so require its successor-in-interest, assigns, heirs, legal representatives, etc.).

AND

M/s. Modi GV Ventures LLP., a Limited Liability Partnership Firm having its office at 2nd floor, 5-4-187/3 & 4, Soham Mansion, M. G. Road, Secunderabad, Telangana-500003 represented by Mr. G. Jai Kumar, S/o. Late G. Vinod Kumar, aged about 43 years, Occupation: Service hereinafter referred to as the LESSEE (which term shall mean and include whenever the context may so require its successor-in-interest, assigns, heirs, legal representatives, etc.).

For Modi Properties Pvt. Ltd.,

[Signature]
Authorized Signatory

[Signature]

1. Whereas the Lessor has taken on lease 3,000 sft of super-built area, office space situated on the second floor of the building known as Soham Mansion, bearing No. 5-4-187/ 3 & 4, II Floor, situated at M. G. Road, Secunderabad, hereinafter referred to as the Scheduled Property, from M/s. M. C. Modi Educational Trust by way of document no. 722/2023 dated 02-03-2023 registered at SRO Secunderabad for a period of 10 years from 01-03-2023 to 28-02-2033.
2. The Lessor has the right to sub-let any part or whole of the Scheduled Property to its associated firms/companies, subsidiaries without seeking any further consent from M/s. M. C. Modi Educational Trust.
3. The Lessee is a subsidiary/associate firm of the Lessor.
4. The Lessor has agreed to let the Lessee to use a part of the Scheduled Property for operations of its day to day business as a sub-lessee of the Lessor.
5. The Lease shall be for a period of ten years commencing from 01st day of April, 2023
6. The Lessee has agreed to pay token rent of Rs.1,000/-per annum as rental for the sub-lease. The rent shall be paid in advance within 7 days from beginning of each year.
7. The Lessee shall be bound by all the terms of the original lease signed between M/s. Modi Properties Pvt. Ltd., and M/s. M. C. Modi Educational Trust.

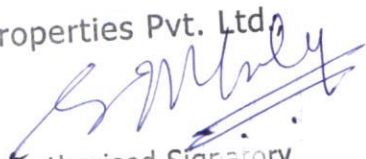
DESCRIPTION OF THE LEASED PROPERTY

All that portion consisting of the office space admeasuring about 100 sft out of larger office space of 3,000 sft on 2nd Floor of the building known as Soham Mansion, bearing No. 5-4-187/3 & 4, situated at M. G. Road, Secunderabad-500 003 and bounded by:

North By : Staircase & Lobby
South By : Premises belong to Neighbours
East By : M. G. Road
West By : Open to Sky

In witness whereof the Lessee and the Lessor have signed these presents on the date and at the place mentioned above.

Lessor:
M/s. Modi Properties Private Limited.
represented by Gaurang Mody.

For Modi Properties Pvt. Ltd.

Authorised Signatory

Lessee:
M/s. Modi GV Ventures LLP., 
represented by G. Jai Kumar.

Witness no.1

Witness no. 2