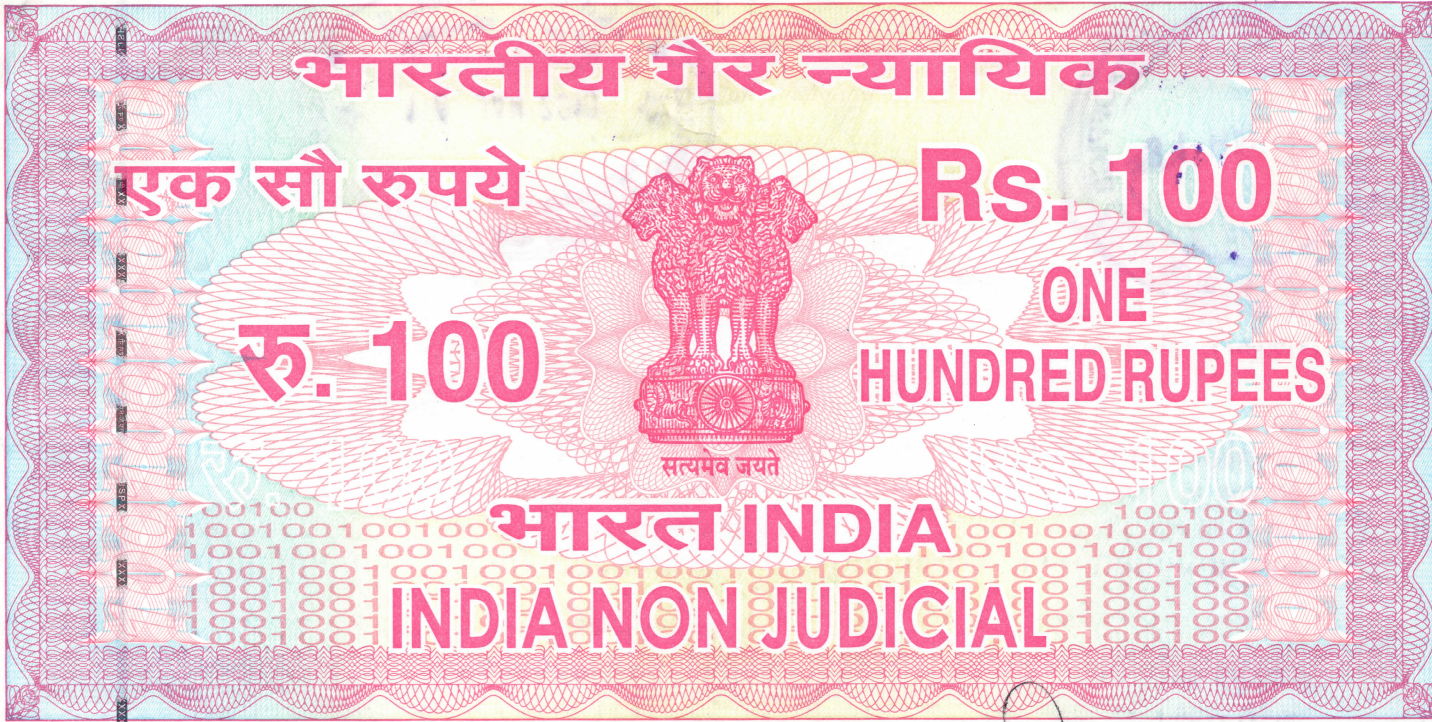




ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

W 580859

S.No. 17395 Date 29/04/2010 Rs. 100

Sold to Anil

S/o. D/o. W/o. P.N. Rao

For Whom M/S. Modi Builders Methodist Complex

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

LEASE AGREEMENT

This Lease Agreement is made and executed at Secunderabad, on this the 1st day of May 2010, by and between:

M/s. Modi Builders Methodist Complex, a registered partnership firm having its office at at 5-4-187/3 & 4, II floor, Soham Mansion, M. G. Road, Secunderabad represented by its partners Shri Suresh Bajaj, son of Late Sri Parmanand Bajaj aged 55 years, Occupation: business, and Shri Soham Modi, S/o. Satish Modi aged 40 years hereinafter collectively referred to as LESSOR.

(which term shall mean and include whenever the context may so required its successors-in-interest).

AND

Ms. Farida Timbawala, D/o. Mr. Shafaqat Husein, aged 30 years, residing at Plot No. 6, Chachamia Basti, RTC Colony, Trimulgiri, Secunderabad hereinafter referred to as the "LESSEE" (which term shall mean and include whenever the context may so required its successors-in-interest).

For Modi Builders Methodist Complex

Partner

For Modi Builders Methodist Complex

Partner

SWA 500
Date 29/04/2010
L.H.F.

5

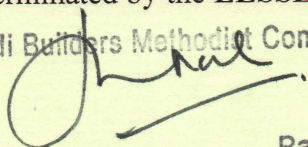
NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:

- A. M/s. Modi Enterprises (wholly owned by Modi Builders Methodist Complex) 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. 586/90 on 25.3.1988 with the Registrar of Hyderabad, from Methodist Church in India (Owners) of the land on which the building is constructed.
- B. WHEREAS under the said agreement, the M/s. Modi Builders Methodist Complex and its Sub-Lessee's have the right to transfer its rights of tenancy in the whole or any part of the building to any person of their choice on such terms and conditions as it may deem fit and proper without requiring the giving of a notice to the Owners or taking their permission to do so.
- C. WHEREAS the **LESSORS** have taken on lease the entire 4th floor of the building known as METHODIST COMPLEX, situated at 5-9-189/190, Chirag Ali Lane, Abids, Hyderabad from M/s. Modi Builders Methodist Complex. Under the terms of lease with M/s. Modi Builders Methodist Complex the **LESSORS** have right to transfer the lease to any other person without giving any prior notice or permission of either the Owners or M/s. Modi Builders Methodist Complex.
- D. WHEREAS the **LESSEE** has requested the **LESSORS** to grant on lease the space admeasuring about 500 sft. In the lower ground floor of the said building known as Methodist Complex, situated at Chirag Ali Lane, Abids, Hyderabad, and the **LESSORS** agreed to give on lease on the terms and conditions specified as hereunder:
- E. Know all men by these presents that in pursuance of the rent hereby reserved and the covenants agreed specified hereunder the **LESSORS** doth hereby grant and the **LESSEE** doth hereby taken on lease about 500 sft. Of space situated on the lower ground floor of the building known as Methodist Complex, situated at Chirag Ali Lane, Abids, Hyderabad, more particularly described at the foot of this document, on the following terms and conditions.

THE LEASE AGREEMENT THEREFORE WITNESSETH:

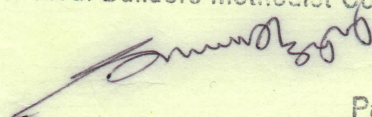
1. The **LESSEE** shall pay a rent of **Rs. 22,500/- (Rupees Twenty Two Thousand Five Hundred Only)** per month exclusive of electricity consumption charges and subject to the clause pertaining to the enhancement of rent contained hereunder as per the details given below:
2. The **LESSEE** shall pay an amount of **Rs. 1,35,000/- (Rupees One Lakh Thirty Five Thousand Only)** bearing cheque no. 097556 dated 1.5.2010, drawn on State Bank of India, NRI Branch, Hyderabad, as security deposit, which shall be refunded by the **LESSOR** to the **LESSEE** at the time of vacating and satisfactory handing over of the premises. The **LESSEE** shall not be entitled to any interest on the security deposit lying with the **LESSORS**. The deposit shall be paid as per the details given below.
3. The lease shall be for a period of 2 years commencing from 10th May 2010. This agreement of lease between the said **LESSORS** and the said **LESSEE** can be terminated by the **LESSEE** or the **LESSORS** with an advance notice of three months.

For Modi Builders Methodist Complex

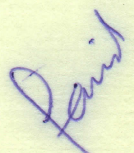


Partner

For Modi Builders Methodist Complex



Partner



4. The **LESSORS** and the **LESSEE** hereby undertake to execute a regular lease deed as and when called upon by either of the parties to do so at any time during the currency of the lease agreement.
5. The expenses of stamp duty and registration charges of this agreement in duplicate and all other incidental expenses shall be borne by the **LESSEE** in full.

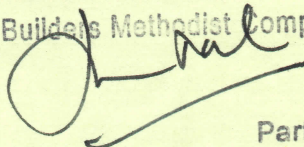
THE LESSEE HEREBY COVENANTS AS UNDER:-

1. The **LESSEE** shall pay the rent regularly per each month on or before the 7th day of the succeeding month to the **LESSORS**.
2. The **LESSEE** shall pay and bear the electricity consumption charges including any additional consumption deposit that may be levied from time to time apart from the rent.
3. The **LESSEE** shall keep the demised portion in a neat and habitable condition.
4. The **LESSEE** shall carry out all minor repairs and regular maintenance by way of colour wash etc, at its own cost.
5. The **LESSEE** shall pay building maintenance charges to The Methodist Complex Tenants Association every month @ Rs. 2/- per sft towards the maintenance of common areas, common areas security, water charges, etc., subject to increase from time to time.
6. The **LESSEE** shall utilize the demised portion for its office including its associated companies in the group but shall not use the said portion for residence or any illegal activity.
7. The **LESSEE** shall not sub-let any portion of the premises or transfer the rights under the lease in favour of anyone.
8. The **LESSEE** shall enhance the rent by 10% every two years (i.e., from 10.5.2012) on the then existing rent.
9. The **LESSEE** shall permit the **LESSORS** or anyone authorised by it to inspect the demised portion at all reasonable hours of the day.

THE LESSOR HEREBY COVENANTS AS UNDER:-

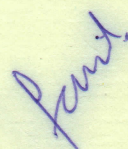
1. The **LESSORS** shall pay the property taxes pertaining to the leased premises.
2. The **LESSORS** agrees not to cause any hindrance to the **LESSEE** in the enjoyment of the demised portion provided the **LESSEE** observes all the covenants without defaults as specified above.
3. The **LESSORS** agrees to allow the **LESSEE** to remove the electrical fittings, false ceiling, air conditioning and any other such system that the **LESSEE** has installed at their own cost at the time of vacating the floor on the expiry of the lease or on termination of the lease.

For Modi Builders Methodist Complex


Partner

For Modi Builders Methodist Complex


Partner



DESCRIPTION OF THE DEMISED PORTION

All that piece of a portion of the ground floor of about 500 sft. of super built-up area in the building known as Methodist Complex, bearing Municipal No5-9-189/190, Situated at ChiragAli Lane, Abids, Hyderabad and bounded by:

NORTH BY	Ramp (facing Chirag Ali Lane Road)
SOUTH BY	Chirag Ali Lane Road
EAST BY	Passage
WEST BY	Brindavan Complex

IN WITNESS WHEREOF the **LESSEE** and the **LESSOR** have signed these presents on the date and at the place mentioned above.

WITNESSES:

1.

LESSEE

2.

For Modi Builders Methodist Complex

Partner

LESSOR.

For Modi Builders Methodist Complex

Partner