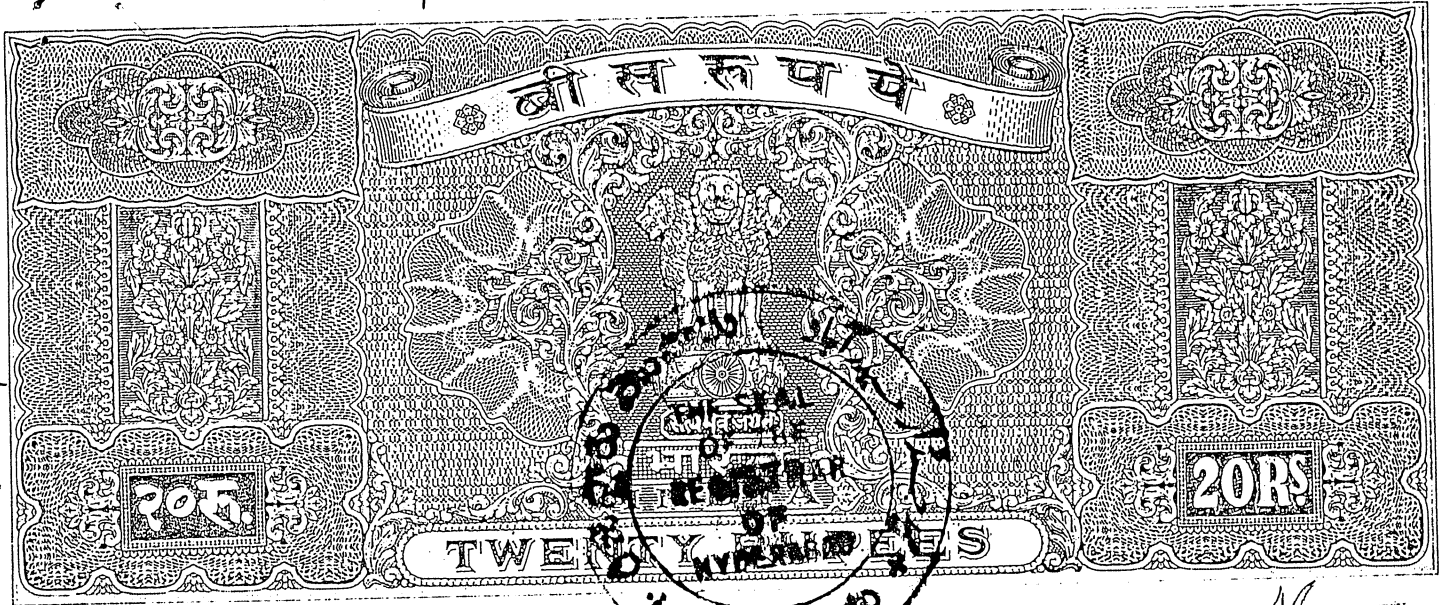


S.S.No. 3106/93 C.C.M.O.: 1884/93

20 Rs.



10/20/93
S. No. 18357 Date 11/11/93
Sold to Suresh Bajaj
For Whom Self

P. Ramamurthy H. Bajaj

Mohd. Ayooob
B.Com.,

Stamps Vendor
L.No. 27/88, R No. 2/92
RICAB GUNJ, HYD-A.P.

LEASE AGREEMENT

This Agreement is executed on this the 1st day of
September, 1993 at HYDERABAD by and between:

MESSRS MODI ENTERPRISES (Owned by Messrs MODI BUILDERS METHODIST COMPLEX) a Partnership firm, having its office at 1-10-72/2/3, Begumpet, Hyderabad and represented by its Partners SHRI SATISH MODI & SHRI SURESH BHAJAJ.

Hereinafter referred to as the Party of FIRST PART.

A N D

ZUBEDA ANWAR VIRANI W/o Anwar Virani, aged 42 years, Occup: Household, R/o Flat No. 99, Karimabad Coop. Housing Society, Chinag Ali, Lane, Hyderabad 500 001.

Hereinafter referred to as the part of the SECOND PART.

Suresh Bajaj, Satish Modi, Zubeda Anwar Virani
(Signed in original in Gujarathi) — Contd.....2.

First Sheet of the 10th Sheet & connection nil.

The expressions party of the FIRST PART and party of the SECOND PARTY shall, unless repugnant to the context, include their respective heirs, legal representatives, successors and assignees.

WHEREAS:

A. The LESSOR is the sole tenant of a building complex bearing the name METHODIST COMPLEX (the said building) situated at 5-9-189/90, Chirag Ali lane, Abids, Hyderabad having got its rights of tenancy under an agreement registered as document No.686/90 on 19.4.88 with the registrar of Hyderabad, from the Methodist Church in India, (Owners) the 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 building to any Persons 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. The lessee was desirous of taking on lease a part of the said building and the lessor hereto agreed to do so for consideration and on the following terms and conditions.

Suresh Bajaj, Satish Modi, Zubeda Anwar Mirani

(Signed in original in Gujarati)

Contd.....3.

Second Sheet of the 10th Sheet correction will

WITNESSETH:

1. The lessor has leased out and the lessee has taken on lease the premises bearing OFFICE No. 31/1, on the Lower Ground Floor in the said building admeasuring about 662 Sq.Mts. of super built up area, and described in the detail in the schedule hereto, hereafter referred to as the leased premises.

2. The lease shall commence from 1st day of September, 1993.

3. The lessee shall pay to the lessor through out the lease period by way of consideration or the lease an amount of Rs.165/- (RUPEES ONE HUNDRED SIXTY FIVE ONLY) per month for the leased premises.

4. The lease shall be for a period of 25 years renewable at the option of the LESSEE, at an increase in rent of 20% every 5 years on the then existing rent, other terms remaining unaltered. In case the LESSEE does not intimate his decision to terminate this contract in writing six months before the expiry of the said period, the lease shall be deemed to have been automatically renewed at the terms and conditions mentioned herein including this clause for renewal.

Suresh Bajaj, Satish modi, Zubeda Anwar uiani,

(Signed in Original in Gujarathi)

Third Sheet of the 10th Sheet Connection with Contd. 4.

5. The lessee shall use the premises for lawful commercial purpose only.

6. Besides the above mentioned rent payable the lessee shall be liable to bear and pay all taxes, cess, fees, charges consequential and all other amounts that may be raised, levied, paid or payable to the Municipal Corporation of Hyderabad, or any other body, authority, Government, semi Government or otherwise. The same shall be paid directly to the Corporation etc., or to the lessor, if it so desires, who shall pay the consolidated sums to the Corporation etc., in respect of the leased premises only.

7. The lease amount shall be paid by the lessee before the fifth day of each calent month in advance to the lessor or his authorised agent.

8. The lessee shall permit the lessor and/or his agents to enter upon the property for inspection and examination of the state and condition thereof.

9. The lessee shall be liable to keep the property on proper state and condition and shall not have any right to alter or amend the present structures, shape and condition of the property in a manner that may adversely effect the construction of the entire building or other occupiers of the said building, but is entitled to make such additions

Suresh Bajaj, Satish Modi, Zubeda Anwar-

Urani (Signed in Original in Gujarathi)

Fourth Sheet of the 10th Sheet connection with

Contd.....5.

or alterations or flooring which do not alter or amend the present structures, shape and condition of the property in a manner that may adversely effect the construction of the entire building or other occupiers of the said building.

10. The lessee shall be liable to bear and pay the following.

a) Repairs to the property, b) Licence and other fees, c) electricity charges, d) proportionate insurance charges for the insurance of the building and maintenance charges. In case the above cited payments including monthly regular payments in clause (3) and clause, are delayed the lessee shall be liable to pay interest at the rate of 30% p.a. on all such delayed payments. The lessors shall not be entitled to terminate the lease.

11. The lessee shall pay all stamp duty, registration charges, and other charges, expense etc., that may be incurred, if any with respect to this agreement and also such other deeds and documents that may have to be executed, or other acts and things that may have to be done in future in this regard.

12. The lessee shall not do any business connected with liquor, or serve liquor, on the premises.

Fifth Sheet of the 10th Sheet correction nil.

13. The lessee shall be entitled to put up name boards relating to their business or profession only at the spaces designated by the lessor for these purposes and shall not put any sign boards on the exterior of the building.

14. The lessee shall be entitled to use the common services of the building including the lifts, staircases. The lessee shall be liable to maintain the common areas in good and decent condition, not to throw dirt or refuse therein and help maintain the building in good working atmosphere.

15. Subject to the fulfilment of all their obligations stated herein the, lessee shall be entitled to assign, transfer, sub let, and/or give on leave and licence including succession on death), their rights stated herein, on such terms and conditions as they deem fit to any person, so however that such transferee shall also be bound by the terms and conditions hereof, for doing this, no further consent of the lessor or the owners shall be needed.

16. The transferees/assignees of the lessee as mentioned above shall have the same rights and obligations as the lessee has mentioned herein.

Sixth Sheet of the 10th Sheet correction nil.

17. The lessor shall have the right to carry on further construction or or in the said building as also any extension or annexe thereto as and when they so desire and the lessee shall not object or create hindrance and shall extend all cooperation to the lessor thereof.

18. All disputes, differences and questions arising out of or in relation to or in any way concerning or touching this agreement, shall be referred to the arbitration, determination and award of two arbitrators, one to be appointed by each party, and such Arbitration shall be at Hyderabad and the Arbitration Act or accordance with the provisions of the Arbitration Act 1940 or any other statutory modification thereof, and the obtaining of an award as a result of such Arbitration shall be a condition precedent to the obtaining of any relief in any other court of law.

Seventh Sheet of the 10th Sheet correction will

8m

19. This Agreement shall be subject to the jurisdiction of the courts at Hyderabad only.

20. In the event of cancellation of the tenancy agreement between the owners, Methodist Church in India, successors of and formerly known as Methodist Church in South Asia a Society. Registered as Public Charities Trust under societies Registration Act, and the lessor, the lessee performing his obligations sated herein, this agreement shall continues to be in force and the lessee shall have the right to enjoy the premises they have contracted and in such an event, their obligations will be towards the church, the landlord/owner.

Eight sheet of the 10th sheet correction will

Contd.....99.

SCHEDULE OF THE PROPERTY

All the office No.31/1 on the lower ground floor in
METHODIST COMPLEX, Abids, Hyderabad, admeasuring
about 662 Sq.ft. or super built up area bounded by:

EAST : Shop No.31
WEST : Open Drive Way
NORTH : Shop No.31/2,
SOUTH : Chirag Ali Lane.

WITNESSES:

1. P.N. Somani.

2. H.A.H. Lakhami
(Hussain Ali H. Lakhami)

LESSOR.

1. Satish Modi.

2. Suresh Bajaj.

LESSEE,

Zubeda Anwar Mirani

(Signed in original in
Gujarathi)

With sheet ~~connection~~ of the 10th sheet connection with

Copy of Document NO: 2429 of 1993

Nine Stamps Rupees Three thousand Seven hundred only —
 In document (a) Alteration (b) eraser in copy (1) (2) (3) (4)
 (5) (6) (7) (8) (9) (10) (11) (12) (13) (14) (15) (16) (17) (18) (19) (20) (21) erasures D.
 Prashanthi Kumar Joint Sub Registrar I. copied by Mohd. Ali
 muddins U. Examined by Sd/- (Reader) Mohd. Ali muddins U.
 (Examiner) D. Prashanthi Kumar Joint Sub Registrar I. 10-9-93—

Tenth Sheet of the last sheet correction nil.

Total number of corrections in copy nil.

copy compared by *[Signature]*

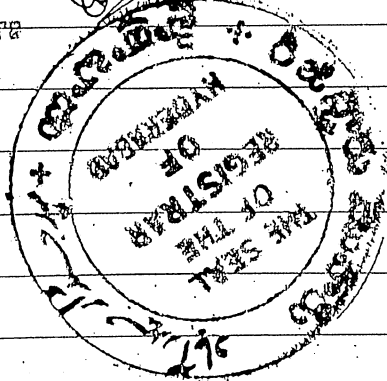
(True copy)

Date 12/11/93

(Reader)

(Examiner)

Office of the District Registrar
 HYDERABAD - 500 001



Registration Officer, Hya.

REGISTRATION PLAN OF SHOP NO:-31/1 ADMEASURING
576 SQ. FT. SITUATED AT LOWER GROUND FLOOR IN.
METHODIST COMPLEX, ABID ROAD HYD. 500001.

LESSOR: ① M/s: MODI ENTERPRISE

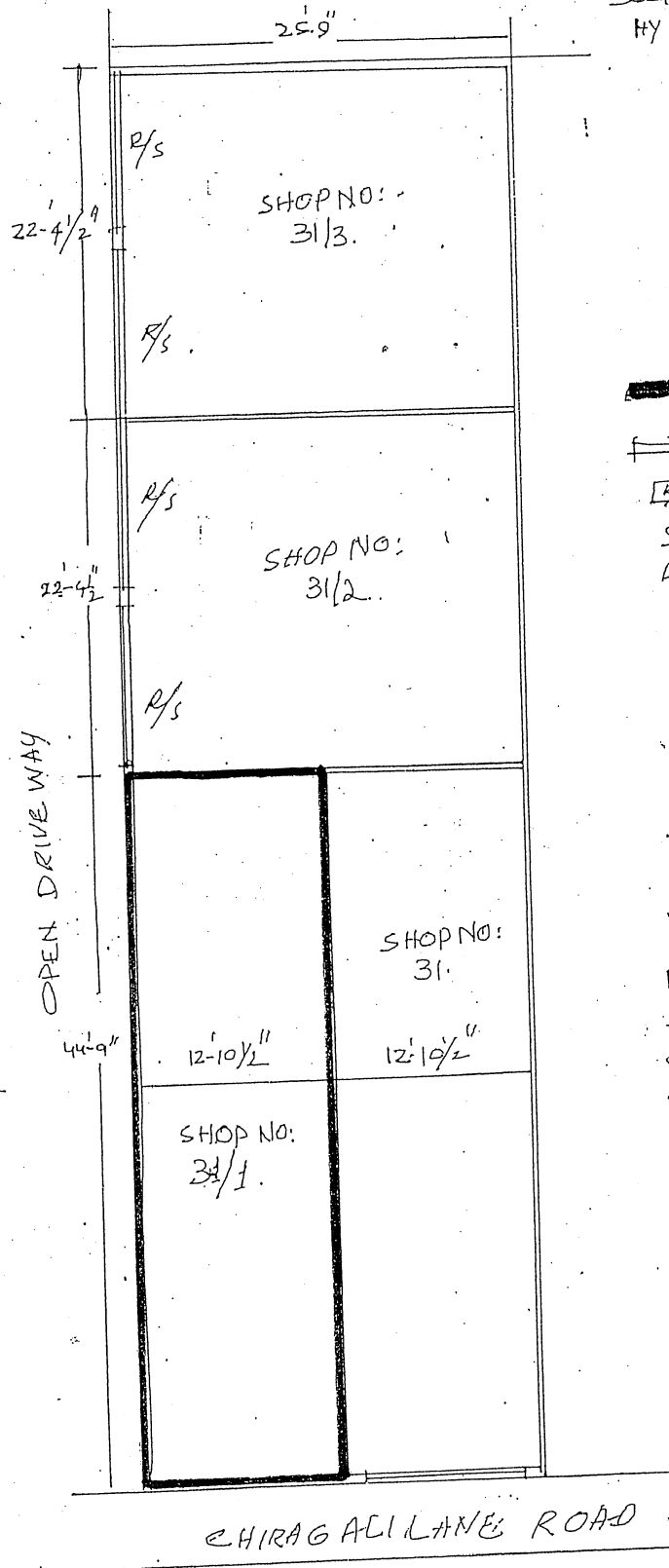
②

LESSEE:- ① ZUBEDIANWAR VIRANI

W/O ANWAR VIRANI

RES: FLAT NO: 99.

KARIMABAD COOP. HOUSING
SOCIETY, CHIRAGALI LANE
HYD-1



REFERENCE

INCLUDED.

EXCLUDED.

ROLLING SHOTTER
SCALE = 1" = 10'0"
AREA = 576.00 SQ. FT.

BOUNDRIES

NORTH: SHOP NO: 31/2.

SOUTH: CHIRAGALI LANE

EAST: SHOP NO: 31.

WEST: OPEN DRIVEWAY

WITNESSES

① Sd/-

② Sd/-

Sd/-

Sd/-

Sd/-

SIGNATURE OF LESSOR

SIGNATURE OF LESSEE

Copy of plan conveyed to...

DOCT NO: 2429 of 1993

COPY of Endorsements and certificates

1993 వ. సం॥ సెప్టెంబర్ 10 వ తేది 1915 నా. భాద్ర పద మాసం 10 వ తేది ప. గ. ల. 1 మ 8
యం 2 నంబర్ 1 మ 4 వై. వై. బాద్ 820 స్ట్రీట్, 200 గ్రామముల దారుల చేతికి స
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umpet Hyderabad-500016. ఎడమ పట్టిక ప్రే. (గుర్తు) Suresh Bajaj S/O. Parma
nand H. Bajaj 5-1-3.2 R.P. Road Secunderabad-3. ఎడమ పట్టిక ప్రే. (గుర్తు)
Zulekha Anwar Kirani (signed in original in Gujarathi) wife of Anwar
Kirani Household, R/O Flat NO. 99, Kaimabad Housing Society, Chira
galim Hyderabad-500001. 900000. P.N. Somani (P.N. Somani) S/O
Modali, Business Flat NO. 19 Rahemabad Co-op Housing Society, Wara
ngal. 2) H. A. H. Lachani Hussain Ali S/O Hasan Ali Lachani Busi
ness 54 Yashwan Apartment Abid, Hyderabad T.P. 1993 వ. సం॥ సెప్టెంబర్
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1 వ 820 స్ట్రీట్, 200 గ్రామము, 200 గ్రామము, 200 గ్రామము, 200 గ్రామము 1993 వ. సం॥
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తేది 1915 నా. భాద్ర పద మాసం 19 వ తేది D. Prashanthi/Kumar 2000
820 స్ట్రీట్, Hyderabad

SEAL

First sheet of the 10th Sheet connection nil