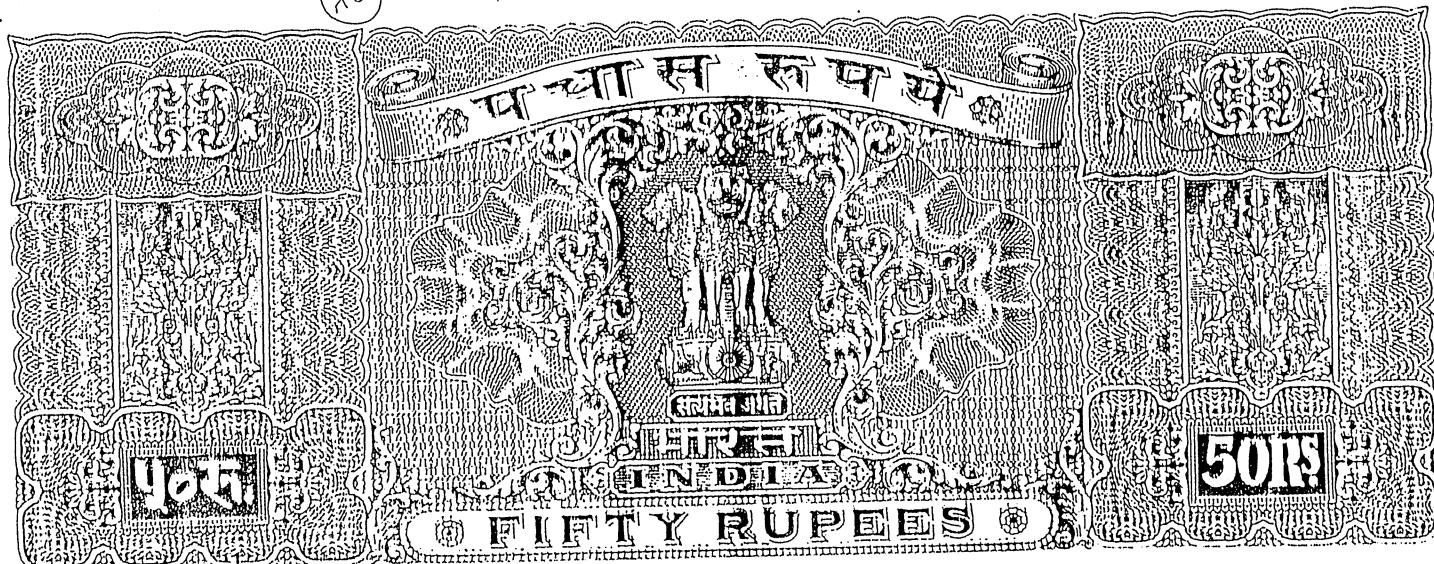




Reg. S.No. 26386 Dato 16/6/97 Re. S.V.L.

Sold to Soheel Ahmed & Late Sageer Ahmed

Phone: 515453

M. SANJEEVA REDDY
S.V.L. No. 5/94, R No. 1/97

For whom Self

J.N. ROAD,
HYDERABAD - A.P.

AGREEMENT

This AGREEMENT is made and executed on this the 18th day of June, 1997, by and Between:

Mr. MO HANDAS MANSINGHANI, S/o Veromal Mansinghani, aged about: 43 years, occupation: Business, R/o H.No.4-1-1240, King Kothi, Abids, Hyderabad-500001.

Hereinafter referred to as the LESSOR which term shall mean and include his heirs, legal representatives, executors assigns etc.,

AND

Mr. SOHEEL AHMED S/o Late Sri Sageer Ahmed, aged 36 years, occupation: Business, R/o H.No.3-6-173 Hyderguda, Hyderabad.

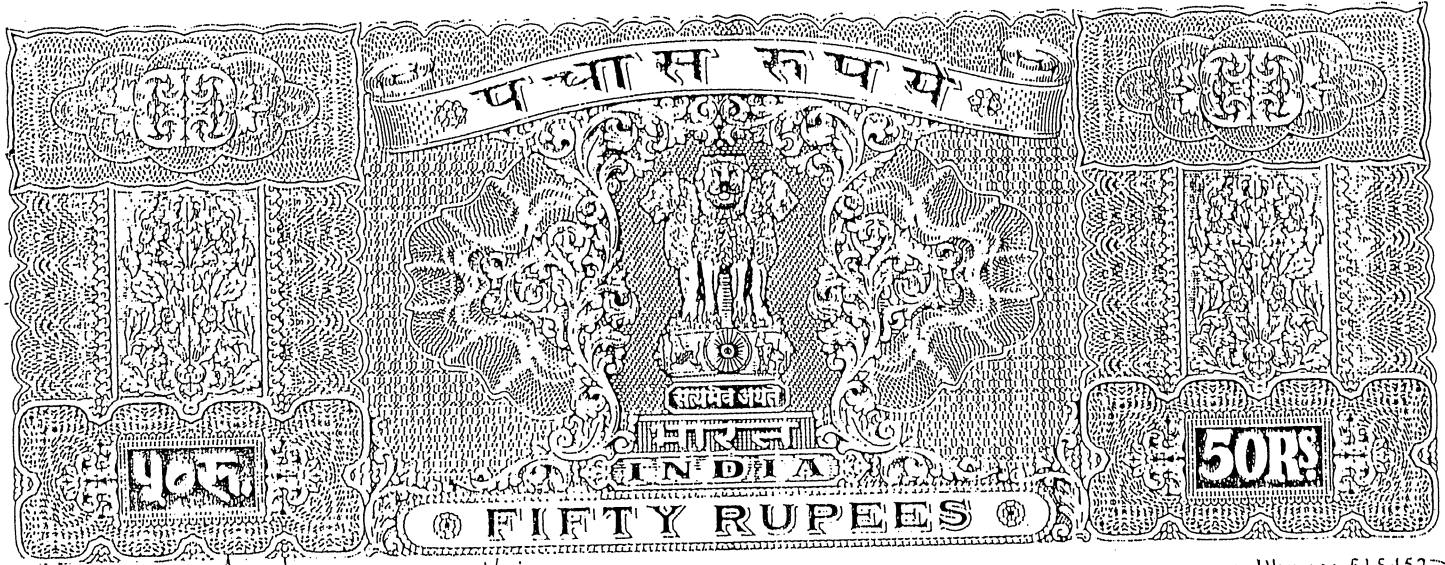
Hereinafter referred to as the LESSEE which term shall mean and include his heirs, legal representatives, executors assigns etc.,

WHEREAS the Lessor has obtained the mulgi No.18, Upper Ground Floor admeasuring about 240 sq.ft. portion of premises bearing M.No.5-9-189/90, Chirag Ali Lane, Abids, Hyderabad, popularly known as 'Methodist Complex' hereinafter referred to as the Schedule Property, on lease, from M/s MODI ENTERPRISES, the original tenants

contd...2.

Sahni
18/6/97

M. Sanjeeva Reddy
18/6/97



Reg. S.No. 26381 Date 16/6/97

Phone: 515453

Sold to: Soheel Ahmood & late Sagar Ahmood

M. SANJEEVA RIDDY

S.V.L. No. 5/94, R No. 1/97

J.N. ROAD,

HYDERABAD - A.P.

For whom:

: 2 :

of the entire Building Complex as per Agreement dated 9-2-1989.

WHEREAS the Lessor herein as per Clause 17 of the Agreement dated 9-2-1989 is authorised to assign, transfer, sub-let etc., his rights in respect of the Schedule property in favour of third parties without any further consent of his Lessor or the owners of the property.

WHEREAS now the Lessee herein is desirous of taking on lease the Schedule mentioned property and the Lessor herein has agreed to give on lease on the following terms and conditions:

NOW THIS AGREEMENT WITNESSETH AS UNDER:

1. That the Lessor herein has granted lease of mulgi No.18, Upper Ground Floor admeasuring about 240 sq.ft. builtup area forming portion of premises

contd...3.

18/6/97

12/6/97

bearing M.No.5-9-189/90 popularly known as METHODIST COMPLEX situated at Chirag Ali Lane, Abids, Hyderabad in favour of the Lessee herein to enjoy the same as Lessee during the period of lease.

2. That the Lease shall be for a period of five years renewable every five years at the option of the lessee herein. It is specifically agreed that, the lease shall automatically stand renewed every five years on the same terms and conditions until and unless the same is terminated by the lessee herein.
3. That the Lessor herein has put the Lessee in vacant physical possession of the Schedule property this day.
4. That the Lessee herein shall be responsible for payment of monthly lease amount in accordance with clause 3 & 4 of agreement dated 9.2.1989 to 'M/s MODI ENTERPRISES' and obtain proper and valid receipt on and from the date of this agreement
5. That the Lessee in consideration of the Lessor having granted lease of the Schedule property has this day paid a sum of Rs. TEN LAKHS through Pay Order ³/~~D-D~~ No. 1) 666741 2) 666740 Dated: 18/6/97 drawn on ORIENTAL BANK OF COMMERCE - HYD. Bank, the receipt whereof, is hereby acknowledged by the Lessor. The said amount shall be kept as interest free security deposit refundable at the time of termination of lease.

Received - Pay order
15/6/97
Rs 5,00,000/- - 666740 - OBC dated 18/6/97
Rs 5,00,000/- - 666741 - OBC dated 18/6/97
10,00,000/-

contd...4.

Attest. by
18/6/97

Sahnis
18/6/97

6. That the Lessee shall be entitled to carry on any lawful business in the Schedule property.
7. That the Lessee shall follow and be bound by the terms and conditions of the agreement dated 9.2.1989
8. That the Lessee in addition to the lease amount payable every month shall be liable for payment of all rates, cess, taxes, charges of all description payable in respect of the schedule property to Municipal Corporation of Hyderabad, any Government Department, authority, society etc., on and from the date of this Agreement. It is specifically agreed that any delay in non-payment of any rates, cess, taxes, charges etc., shall not be deemed to be a violation of the terms of lease thereby giving cause for termination of the lease.
9. That the Lessor shall pay all the rates, taxes, cess charges payable upto the date of this Agreement in respect of the schedule property, and submit no-due certificate from the concerned Government Departments, authority, Corporation, etc. The Lessor has this day handed over all the original tax paid receipts etc. to the lessee.
10. That the Lease amount payable every month to M/s Modi Enterprises by the lessee shall be paid on or before 5th of each calendar month by the lessee on behalf of lessor.

contd...5.

Attested by
15/6/82

Signature
15/6/82

11. That the Lessee shall keep the schedule property in proper state and condition and shall not have any right to alter or change the structure in a manner that may, adversely effect the construction of the entire building or that may cause any nuisance or hindrance to the owner's or other occupiers of the building complex.
12. That the Lessee shall not do any business connected with liquor, or serve liquor in the premises.
13. That 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 those purposes. and shall not put any sign boards on exterior of the building.
14. That the Lessee shall be entitled to use the common services of the building complex, including lifts, staircases. The Lessee shall not store any goods nor shall throw any wastes in the common passages etc., thereby helping the maintainance of the common passages etc., in good condition.
15. That the Lessee having performed all his obligations under this Agreement, he shall be entitled to assign, transfer, sublet, and/or give on leave and licence (including succession on death) his rights hereunder, on such terms and conditions as he deems fit and proper in favour of any person or persons. ^{However such person/Persons} shall be bound by the terms and conditions

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18/6/57

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of agreement dated 9-2-89, and this agreement, in such event the lessee herein need not seek consent of the lessor herein or M/s Modi Enterprises. The Lessor herein and his Lessor shall be bound by such transfer.

16. That the transferees/assignees of the Lessee herein as mentioned above shall have the same rights and obligations, as that of the lessee mentioned herein.
17. That the Lessee having fulfilled all his obligations hereunder, and continues to do so in future, the Lessor shall not terminate the lease.
18. That any dispute between the lessor and M/s Modi Enterprises or non performance of any of the terms and conditions by the lessor herein any action of termination of lease by M/s Modi Enterprises, the same shall not effect the Lease hold rights of the Lessee in respect of the Schedule property under this Agreement.
19. That in the event of cancellation of tenancy agreement between the owner, and Modi Enterprises, and the Lessee herein performing his obligations, hereunder, this Agreement shall continue to be valid and binding on all concerned, and the lessee, shall continue to have the right to enjoy the schedule property and thereafter his obligations will be towards the owners of the building complex.

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M. Khan. 2007
18/6/97

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18/6/97

20. That the Lessor, his agents, or any persons claiming through or under him shall not create any hindrance or obstruction in the peaceful enjoyment and possession of the Lessee in respect of the Schedule property nor shall dispute the validity and legality of this Agreement at any point of time.

21. That the Lessee shall be liable for payments, of amounts, towards stamp and registration and incidental expenses for execution of this agreement.

SCHEDULE OF PROPERTY

All that mulgi No.18, Upper Ground Floor admeasuring about 240 sq.feet built up area forming portion of premises bearing H.No.5-9-189/90, popularly known as Methodist Complex situated at Chirag Ali Lane, Abids, Hyderabad and bounded by : NORTH : Shop No.17, EAST : Common passage SOUTH : Common passage, WEST: Shop No.19.

IN WITNESS WHEREOF the Lessor and Lessee herein have signed this Agreement in token of their acceptance with free will and without any undue influence or coercion in presence of witnesses.

M. Khan
10/6/92
LESSOR

WITNESSES:

1. *Channappa*
KHALEEL AHMED

2. *A. H. (ASHOK)*

3) *Prinivas Rao*
(ASRINIVAS RAO)

Sahni
18/6/92
LESSEE

Dated:18.6.1997

From,

Mohan Das Mansinghani,

4-1-1240,

King Kothi, Abids,

HYDERABAD.

To,

Modi Enterprises,

Methodist Complex,

Abids,

HYDERABAD.

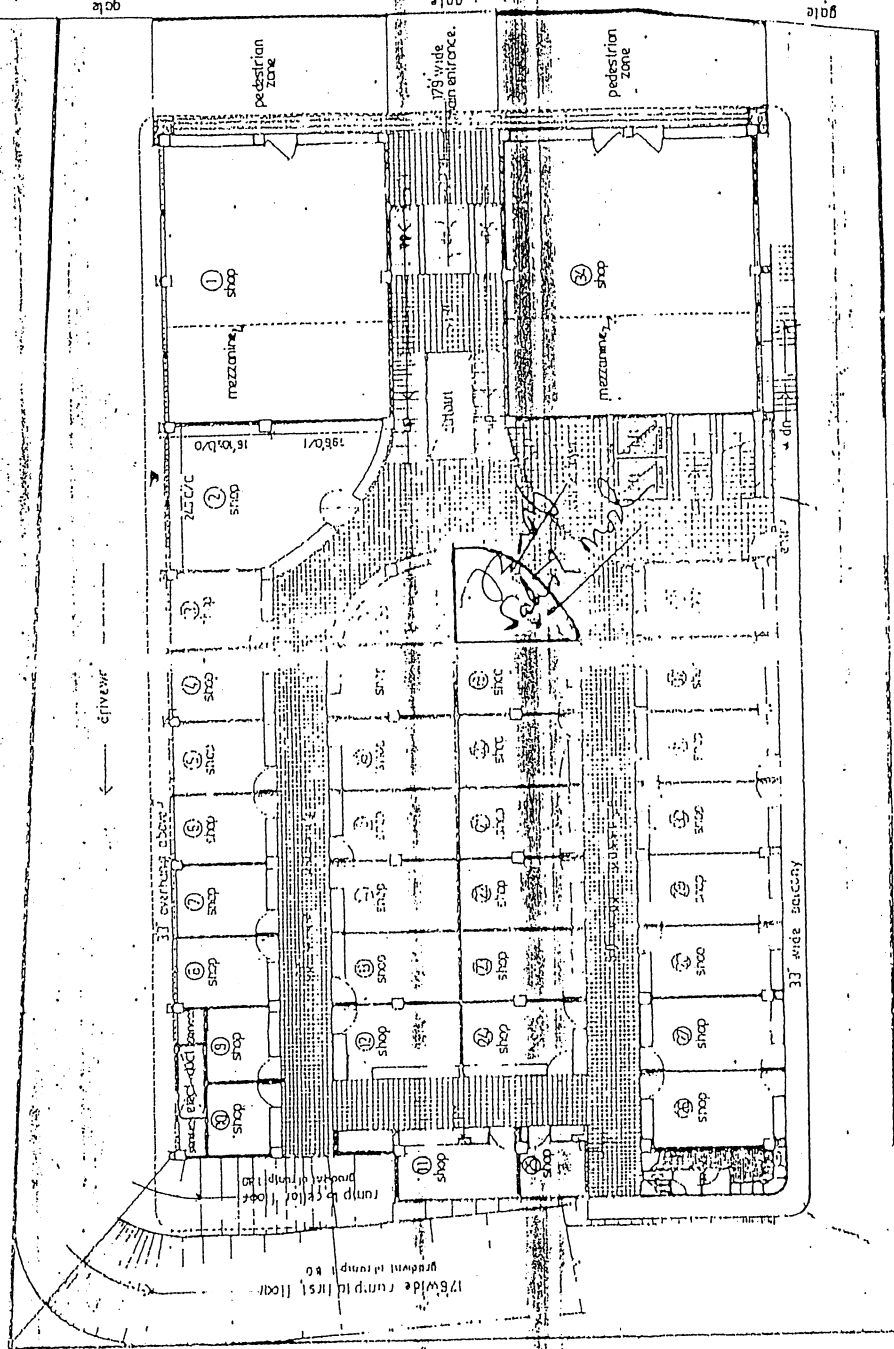
Sirs,

I am the Lessee of shop No.18 Methodist Complex as per agreement dt.9.2.89 executed by you. This is to inform you that I am assigning all my rights and obligations under the above said agreement for the said shop in favour of Mr.Scheel Ahmed s/o.Late Sri Sageer Ahmed vide agreement dt.18.6.97.

This is for your information.

M. Mansinghani
18/6/97
Signature.

Upper Ground Floor Plan



NOTE: Allowing 0.5% shrinkage on subject to change.
 Areas mentioned are built-up and not carpet area.
 Areas mentioned are built-up area and not carpet area.

CHIRAG ALI

Shop Area : 140 Sq.ft - 2700 Sq.ft.