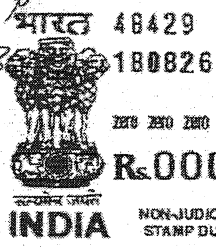


SBH Guntandry
001117

S. Lakshmi Narayana

S. LAKSHMI NARAYANA
S.V.L. NO. 02/2006
H. NO. 6-3-392, R.L. NO.
BEHIND PUNDAGUTTA POLICE STATION
HYDERABAD
LICENCE NO. 12/2006



आंध्र प्रदेश
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LICENSE DEED

THIS AGREEMENT made at Hyderabad, on this 4th day of ^{September} ~~August~~ 2008 by and between:

M/s. Modi Builders Methodist Complex, partnership firm having its registered office at 5-4-187/ 3&4, II floor, Soham Mansion, M.G. Road, Secunderabad - 500 003, represented by it's partners

1. Shri Soham Modi, Son of Shri Satish Modi, aged about 38 years.
 2. Shri. Suresh Bajaj, S/o. Shri Pramanand Bajaj, aged 41 years,
- hereinafter referred to as the "LICENSOR(S)" (which expression shall unless, excluded by or repugnant to the subject or context, be deemed to mean and include its successor-in-office, successors-in-interest, directors, officers, legal representatives and / or assigns) of the ONE PART;

AND

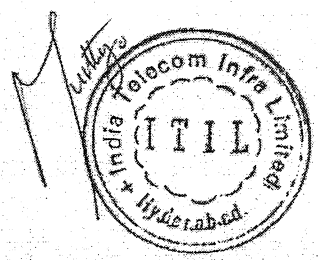
India Telecom Infra Limited (a company incorporated and registered under the companies Act 1956 having its Corporate office at # 14, Domlur Extension, 2nd stage, 3rd phase, Bangalore 560 071, Through its duly Authorized Signatory Mr. Suryanayana Murthy, S/o. Venkata Siva Rao, aged about 32 years, Circle Head- AP,

For Modi Builders (Methodist Complex)

Partner

For Modi Builders (Methodist Complex)

Partner



Hereinafter referred to as the 'LICENSEE', (which expression shall , unless it be repugnant to the subject or context thereof, be deemed to mean and include its successors and assigns and wherever applicable, its legal representatives) of the **SECOND PART.**

WHEREAS the Licensor(s) is/are the sole & absolute owner in respect of the land inclusive of the area particulars of which are more fully described in Schedule -A annexed to the agreement and (hereinafter referred to as the 'said space'), at roof top of the building consisting of Cellar, Ground and 3 upper floors in Premises No. 5-9-189/190, Abids, Chiraglane, Hyderabad, Andhra Pradesh. (hereinafter referred to as the 'said land'), and has full and unfettered right to let out the same or any portion thereof on such terms and conditions as it / he /she/ may think fit;

AND WHEREAS Licensee has been issued with a license by the Department of Tele communications, Government of INDIA, to establish and maintain the assets i.e. Dark fibres, right of way, duct space and Tower for the purpose to grant on sharing basis to the licensees of Telecom services through the various locations of State of Andhra Pradesh.

AND WHEREAS for the purpose of extending and / or flourishing its business of providing cellular telephone connections to various individuals and / or others, the Licensee requires to install a Cellular site consisting of cellular equipment, towers, poles, antennae, generator and other necessary accessories (hereinafter collectively referred to as the 'said equipment'), in the said space. The "Equipment" comprises *inter alia* of:

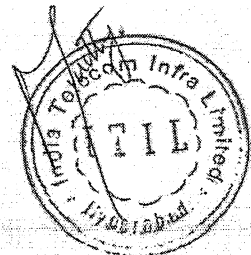
- a). CDMA / GSM / Microwave Antennas – mounted on a pole / tower for the transmission and reception of radio / telecommunication signals.
- b). A shelter (pre - fabricated / concrete structure) to house electronic Equipment including but not limited to telecommunication equipments, Air - conditioning equipments, fire safety equipments, batteries, panel boards, voltage stabilizers, uninterrupted power supply systems etc.
- c). A diesel generator of required capacity with acoustic enclosure which to erected on a concrete platform.
- d). Cables connecting the Equipment to and from the shelter to the antenna and outside Optical Fibre Cable connectivity, Copper cable connectivity, with cables and equipments of department of telecommunication and or other telecommunication operators or the Licensee's own network.
- e). Power cables connecting to and from the Licensee's Equipment and the Electrical Board Department or other power supply service providers, Connectivity terminated within or outside the campus of the premises.
- f). Lightning conductors and earthing pits.
- g). Other equipment as may be required from time to time in on Connection with provision of telecom and other value added services.

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AND WHEREAS the Licensee has approached and requested the Licensor(s) above named to allow them to install the said equipment at the said space and Licensor(s) has agreed to deliver to the Licensee formal right to hold and enjoy the said space with express consent, as applicable, on the terms and conditions contained herein;

~~N~~OW IT IS HEREBY MUTUALLY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

In consideration of and on payment of license fee hereby reserved and the covenants, conditions and agreements hereinafter contained and on the part of the Licensee to be paid, observed and performed, the Licensor(s) hereby demise unto the Licensee exclusively the right and privilege to install at its own costs and expenses the said equipment at the said space and to use the said space and to carry on such activities as are necessary for carrying on their day to day business.

1. This Agreement is initially being made for a period of 15 (Fifteen) years commencing from 10-9-2008 and expiring on 9-9-2023. This License shall be irrevocable for the said term from the date of commencement provided always however, the Licensee shall have the right to terminate this License at any time during the currency of this License as per clause 15 of this agreement mentioned hereinafter. The License Fees shall accrue from the date of start of work as certified by the Licensee or three months from the date of commencement of the agreement whichever is earlier. The Licensee shall pay **Rs.14,000/- (Rupees Fourteen Thousand Only)** per month towards consolidated license fee which will be increased @ 15% over the last prevailing rent after expiry of every 3 (Three) years inclusive of all municipal taxes, commercial taxes, commercial surcharge, water tax and all other taxes, surcharge or levies for exclusive use and enjoyment of the said space and for carrying on such other activities as may be required by the Licensee for carrying on its day to day business, subject to deduction of appropriate Income-tax at source, as applicable. The Licensor(s) shall pay and continue to pay all municipal taxes, commercial taxes, commercial surcharge, water tax and all other taxes, surcharge or levies with respect to the aforesaid property including the said space during the currency of this Agreement including any increase thereon and that the Licensee shall not be responsible for the same.

- 1.1 Further the Licensee, also agreed to pay a sum of Rs. 84,000/- (Rupees Eighty Four Thousands only) towards refundable security deposit without any interest at the time of taking over the possession of the Schedule Property and the same shall be refunded by the Licensor to Licensee upon expiry of the term of the agreement or on early termination/ determination and / or at the time of vacating and handing over the possession over the Schedule Property by the Licensor. Licensee shall also entitled to adjust the refundable security deposit towards balance rental payable up to the date of expiry of agreement or early termination of agreement. If the licensor failed to refund the refundable security deposit, the licensee is entitled to continue to use the schedule property till the security deposit is refunded or adjusted which ever is ealier.

2. The Licensee shall:

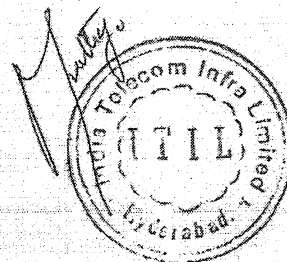
- 2.1 Pay the license fee of the preceding month within the 10th day of the following month.

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- 2.3 On the expiration or earlier determination/termination of this agreement, as the case may be, the Licensee shall hand over vacant and peaceful possession of the said space to the Licensor(s) only after receipt of balance of the adjustable advance remaining unadjusted, if any, from the Licensor(s) which amount however may be adjusted against any outstanding license fee payable by the Licensee to the Licensor(s) at the material time, at the sole discretion of the Licensee.
- 2.4 pay the aforesaid license fee to the Licensor(s) or such person / persons as may be nominated by the Licensor(s) and as mentioned hereunder, in full discharge of its liabilities to the Licensor(s) in terms of and / or under this agreement:

NAME OF LINCESOR OR ITS NOMINEE	License fee payable every month (Rs)
M/s. Modi Builders Methodist Complex	Rs. 14,000=00
	Security Deposit
M/s. Modi Builders Methodist Complex	Rs. 84,000=00

- 2.5. Use the said space for installation of the said equipment to carry out the business of providing cellular telephone service.

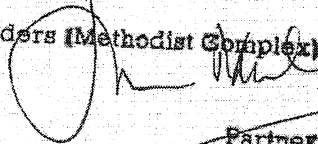
3. The Licensee shall not:

- 3.1. carry on or permit to be carried within the said space, any offensive trade or business in any manner whatsoever.
- 3.2. commit for allow to be committed an act of nuisance or annoyance to the neighbours of the said land including the Licensor(s).
- 3.3. use or allow to be used the space or any part thereof for immoral and illegal purpose.
- 3.4. be responsible and / or liable in any manner whatsoever to make any structural and / or other repairs in the said land at any material point of time.

4. The Licensee shall be entitled:

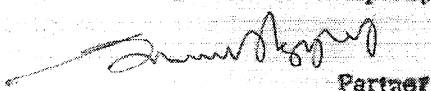
- 4.1. to provide for proper earthing to be sunk in or around the said space and would be permitted to draw the earth cables / strips within the said land to the said space and to fix antenna by clamping the said earthing cables / strips. If any damages are done, the Licensee shall repair the same at its own costs. The RF cable from the antenna shall run over the cable tray fixed by licensee as may be required by it from time to time.
- 4.2. to draw power cables from the Licensor's electricity meter to the said space and to the said equipment and antenna and also draw, clamp and maintain power cables.
- 4.3. to draw the temporary power supply as per requirement from the Licensor's meter and sub-meter as aforesaid until and unless the permanent electricity connection is available to the Licensee.
- 4.4. to peacefully use and enjoy the said space without any interruption, disturbance or obligation whatsoever from the Licensor(s) or any of its representative or any person or persons claiming through or under it or any occupant(s), tenant(s),

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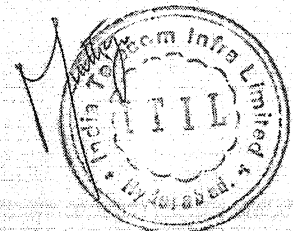


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- 4.2. to draw power cables from the Licensor's electricity meter to the said space and to the said equipment and antenna and also draw, clamp and maintain power cables.
- 4.3. to draw the temporary power supply as per requirement from the Licensor's meter and sub-meter as aforesaid until and unless the permanent electricity connection is available to the Licensee.
- 4.4. to peacefully use and enjoy the said space without any interruption, disturbance or obligation whatsoever from the Licensor(s) or any of its representative or any person or persons claiming through or under it or any occupant(s), tenant(s), sic of the said land so long as the Licensee continues to pay the license fees herein reserved and observe and perform the terms and conditions on its part as hereof.
- 4.5. to post Security Guard(s) at the license site twenty-four hours a day for the security and protection of its antenna, equipments and generator etc.
- 4.6. to repair the room at the said space at its own costs and expenses to suit its business requirements.
- 4.7. to install a diesel generator within the said space, preferably in the site, which will be operated during power cuts.
- 4.8. to share the said space with other Telecom/communication operator(s)/Radio Service Provider/User(s). The Licensor(s) shall not raise any objection whatsoever or shall not claim any extra license fee for the same.
- 4.9. shall be authorized to draw Optical Fibre Cable to the above mentioned space/site from such locations and through such space as per the specifications of the Licensee. The Licensee shall also provide adequate space required for trenching of such portions of land under the control of the Licensor as may be required for laying and maintaining Optical Fibre Cable. The Licensor shall allow trenching of such spaces, laying of Optical Fibre and maintaining the same without any objection or demur or claiming any extra consideration/damages from the Licensee. The Licensee shall however restore all such spaces where trenching was done by the Licensee.
- 4.10. In the event any third party disputes to the title of the Licensor to the subject "Property" and the Licensor fails to establish their title and such third party establishes title to the "Property" under due process of law, the Licensor shall forthwith transfer all and any payments made by the Licensee under this Agreement to such third party who establishes their title to the "Property" and shall be responsible and for any action thereof. The Licensee shall thereafter be at liberty to attorn the licence to such third party and enter into a fresh Leave and Licence Agreement.

5. The Licensor(s) shall:

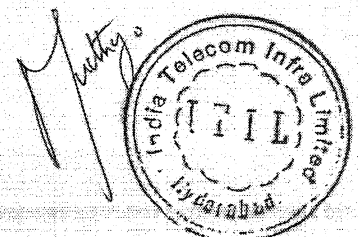
- 5.1. hand over the peaceful vacant possession of the said space to the Licensee so as to enable the Licensee to use and utilise the said space for the purpose of running of its business of providing cellular telephone connections to various individuals and others by installing the said equipment thereon.

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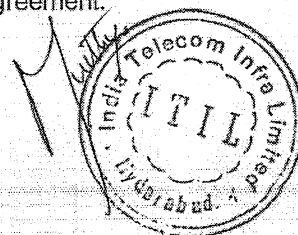
- 5.2. indemnify and keep indemnified the Licensee from any losses, damages, costs, claims, demands, actions or proceedings arising out of any obstruction and / or disturbance created by the Licensor(s) or any of its representative or any person or persons directly or indirectly related to Licensor(s) or any occupant(s), tenant(s), association or society of the said land in peaceful occupation and / or utilization of the said space, at any point of time during the continuance of this agreement.
 - 5.3. indemnify and keep the Licensee fully harmless and indemnified against all losses, damages, costs, claims, demands, actions or proceedings that the Licensee may suffer or incur owing to any delay or default on the part of the Licensor(s) in complying with all or any of its obligations contained in this agreement in any manner whatsoever.
 - 5.4. sign execute and provide all the necessary papers and / or documents to the license as and when may be required by the Licensee so as to enable the Licensee to obtain necessary sanctions and / or permission from the concerned authorities like Municipal Authorities, electricity authorities or statutory bodies etc.
 - 5.5. pay all existing electricity dues to the appropriate electricity authority relating to the premises so as to enable the licensee to obtain new electric connection at the said land for the said space. If the Licensor(s) does not pay the pending bills, the Licensee may, at its sole discretion, clear the same and the payment so made shall be adjusted against monthly license fees payable by the Licensee to the Licensor(s) under these presents. For such payment, the Licensee shall be at liberty to charge interest @ 18% p.a on the amount so paid by the Licensee on behalf of the Licensor(s).
 - 5.6. permit the Licensee's representatives, employees, agents, associates, security guards, permitted assigns to have uninterrupted access to the said space round the clock on all days including Sundays, National and other Holidays and will also hand over the key of the main entrance of the land where the said equipment, including antennae, poles, towers etc. of the Licensee, are installed and / or stored and the Licensor(s) shall not obstruct movement of any materials or representatives or employees or assigns of the Licensee in any manner at any time either by themselves or through their men, agents and / or associates.
 - 5.7. ensure that only the authorized personnel of Licensee shall be given access to the said space.
 - 5.8. renew the agreement in favour of the Licensee upon being requested and /or approached by the Licensee in this at the expiry of agreement period mentioned hereinabove, on the terms and conditions mentioned in this agreement subject to such alteration and / or modification as may be mutually agreed upon and for such period as the parties may decide at the material time. The Licensee shall have the first option of renewal of the agreement in its favour and shall intimate the Licensor(s) of its desire to do so.
6. The Licensor(s) shall not:
- 6.1. lease / license out / facilitate the use of the said space and/or any space on the same land to any other person or company or party for the purpose of Relay Station centre of any type of air / Radio waves / engaged in similar kind of business save and except as expressly permitted under clause 4.9 of this agreement.

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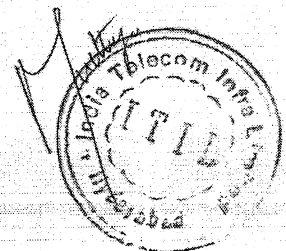
- 6.2. install any hoarding or construct any wall in the said space within the said land, during the continuance of this agreement without obtaining prior written consent from the Licensee.
- 6.3. transfer / sell the said space without prior intimation to Licensee in writing and in such case of transfer / sale of the said space, it shall be sold and / or transferred along with the Licensee's right to use the said land / space by entering into a fresh agreement at that material point of time with the existing terms and conditions.
7. The Licensors has clearly understood and agreed that any/all present and future liability in relation to Income Tax Demands, as Licensee may receive on account of this agreement including any additional demand on account of "Tax Deduction at Source" shall be the sole responsibility of the Licensors only and the Licensors shall keep the Licensee indemnified and agrees to pay to Licensee such sums in this respect.
8. The Licensee shall not be responsible or liable in any manner whatsoever for any injury or damage which may be caused to any employee of the Licensors or any other person allowed by the Licensors to gain access to the said space who unauthorizedly tampers or interferes with the Licensee's antenna, equipment or generator.
9. The Licensee may/has take/taken, procure/procured loans from third party including Financial Institutions, Scheduled Bank etc. from time to time by creating pledge and hypothecation over all the plants, machinery, equipment, accessories located at the said space. The Licensors shall not have any claim, lien or charge on the said plants, machinery, equipment and accessories either for arrears, fees, compensation or otherwise and which plant etc. shall be deemed to be pledged and hypothecated to such third party etc. as by way of security for realisation of the loans and shall not create any obstruction to the said third party etc. in exercising their rights under the Loan Arrangement/Agreement.
10. During the period of this agreement mentioned hereinabove, the monthly license fee reserved hereunder shall be increased at the end of every Three year up to 15 % (Fifteen percent) on the last paid monthly license fees.
11. The Licensors hereby permits the Licensee to reserve the right, at its own costs and expenses, for any addition of pole on the tower, antenna, rebuilding alteration, dismantling, repairs, removal of fittings, fixtures, equipment accessories etc. including mounting of pole, tower and antenna on the roof top for the purpose of their business. The Licensors shall not raise any objection if the mounting items like antenna, fixtures etc. are exposed outside the specified area or shall not claim any extra license fee for said modification work.
12. That the Licensors hereby solemnly confirm and covenant with the Licensee that it has full authority, and unrestricted power, approval, to grant the above license and that there shall be no objection from any other licensee(s) / tenant(s) / occupier(s) of the said land or Society/Association of the said land for use of the said space by the Licensee under this agreement.
13. In case of any problem faced by the Licensee in smooth utilisation of the above space for their business due to resistance caused by anyone whosoever, the Licensors shall be liable to indemnify the Licensee for making good of all such losses arising out of such resistance.

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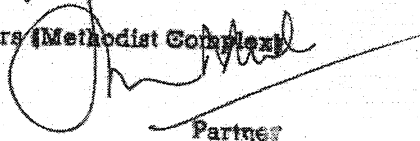
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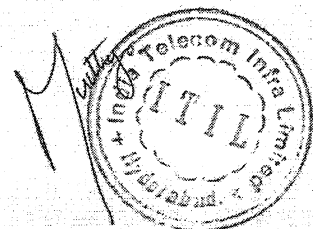
14. In the event any third party disputes to the title of the Licensor to the subject "Property" and the Licensor fails to establish their title and such third party establishes title to the "Property" under due process of law, the Licensor shall forthwith transfer all and any payments made by the Licensee under this Agreement to such third party who establishes their title to the "Property" and shall be responsible and for any action thereof. The Licensee shall thereafter be at liberty to attorn the licence to such third party and enter into a fresh Leave and Licence Agreement.

15. TERMINATION OF CONTRACT

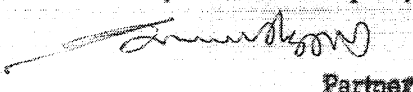
- 15.1. The Licensee, at its sole discretion, may terminate this agreement immediately upon written notice to the Licensor(s) upon the occurrence of any of the following events:
- 15.1.1 The Licensor(s) fails to comply with any of the terms and conditions of this agreement for any reason whatsoever;
- 15.1.2. The Licensor(s) has made a material misrepresentation of omission or commission to the Licensee;
- 15.1.3. The Licensor(s) violates any law, administrative order, rule or regulation of any competent Government agency or appropriate authority;
- 15.1.4.1. The Licensor(s) is not able to provide unrestricted access to the said space/land/site at all times to the Licensee as well as its men, agents and / or representatives.
- 15.1.4.2. The Licensor(s) causes any restriction or obstruction to the Licensee with regard to the positioning of the said equipment including antenna, mast, pole, tower, etc. in the said space.
- 15.1.4.3. However, notwithstanding anything contained elsewhere in this Agreement, the Licensee, at its sole discretion, may terminate this agreement without assigning any reason whatsoever upon serving a written notice of ninety (90) days to the Licensor(s) and it is expressly understood and agreed that no License Fees or any other claim whatsoever shall be payable from the effective date of termination as may be informed by the Licensee to the Licensor(s).
- 15.1.4.4. In the event of the termination of this agreement, the Licensor(s) shall allow the Licensee to remove the said equipment. Thereafter, the Licensee shall, subject to other conditions specified elsewhere in this agreement, deliver vacant and peaceful possession of the said space to the Licensor(s), subject to reasonable wear and tear.
- 15.1.4.5. In the event of termination of this agreement any time before expiry of three years from the date of commencement of this agreement because of any one or more of the reasons mentioned in clause 12.1 of this agreement, the Licensor(s) shall indemnify and keep indemnified the Licensee for any losses, damages, costs, claims, demands arising out of infrastructure/installation cost, other expenses incurred by the Licensee for the purposes of this agreement and loss of expected business profit as calculated by the Licensee.

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Partner



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- 15.1.4.5.1 In the event of default in payment of licence fee by the Licensee for a consecutive 3(three) months, the Licensor agrees to give the Licensee 60 (sixty) days in writing informing about such default and calling upon the Licensee to pay such defaulted monthly licence fee. If the Licensee pays the defaulted monthly licence fee within 60 (sixty) days from the date of receipt of the notice, the Licensor agrees that the notice of default shall stand waived.
- 15.1.4.5.2 The Licensee may forthwith terminate this Agreement without any obligation at the inception stage itself, in the event the equipment installation work is objected obstructed, disrupted or stopped by any person for whatsoever reason, whether claiming through or under the Licensor or by any person who is not party to this Leave and Licence Agreement and such objection, obstruction, disruption in not resolved within 7(seven) days from the date of any such reported incidence.
- 15.1.4.5.3 If the whole or any portion of the property shall, at any time, be destroyed or damaged by a Force Majeure event, so as to be rendered inaccessible or uninhabitable, the Licensee shall have the right to terminate this Agreement with immediate effect without any cost or liability.
- 15.1.4.5.4 No termination by the Company in accordance with the terms of this Agreement, by the fact of such termination itself, shall give rise to any cause, action or claim against the Company for any damages or liabilities of any nature whatsoever. This includes, but without limitation, damages for loss of profit, loss of contracts or other losses or expenses arising out of or in connection with such termination or suspension.

16. INDEMNIFICATION

In particular and without prejudice to the aforesaid, notwithstanding anything contained elsewhere in these presents it is hereby agreed by and between the parties hereto that the 'LICENSOR(S)' shall indemnify and hold harmless the LICENSEE in respect of any and all claims and damages of every kind suffered by the Licensee and / or its men, agents and /or associates due to any acts, actions, omission or commission on the part of the Licensor(s) in breach of any of the terms and conditions of these presents.

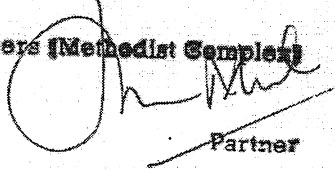
17. SEVERABILITY

If anything in this agreement is unenforceable, illegal or void, then it is severed and the rest of this Agreement remains in force.

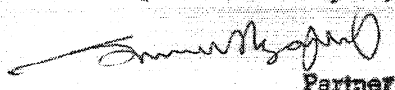
18. AMENDMENTS

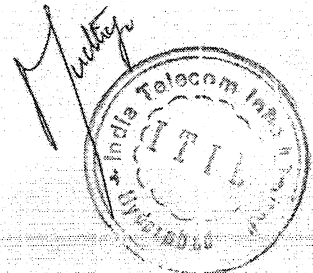
All amendments, alterations, additions, deletions, modifications and clarifications to the above terms and conditions may be made at any time with mutual consent in case of any difficulties / ambiguities observed during operation but the same shall be essentially be so done in writing signed by both the parties.

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Partner

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Partner



19. FORCE MAJEURE

Neither party shall be liable for any delay, failure to perform, damage, losses or destruction or malfunction of any equipment or any consequences thereof caused or occasioned by or due to fire, flood, water, the elements, and/or acts of God, war, threat of imminent war, utility curtailments, explosion, civil disturbances, Governmental or State's actions and / or inactions, shortage of equipments or supplies or any other cause beyond reasonable control. The party so delayed or prevented from performing shall provide prompt notice of such event to the other party and shall exercise in good faith, best efforts to remedy any such cause of delay or prevention of performance.

20. SUPERSEDES ALL PRIOR AGREEMENTS

This Agreement supersedes any and all previous proposals, representations, statements oral or written, agreements by and between the parties and any such previous proposals or representations or statements or agreements are cancelled at the date of execution of these presents.

21. MERGER / AMALGAMATION

The License contained herein shall not be determined or affected or in any way prejudiced by any absorption of or by the Licensee or by any amalgamation or merger thereof or therewith but shall ensure and be available for and by the absorbing or amalgamated or merged or new entity.

22. NOTICES

Any notice which either party may desire to serve upon the other party must be in writing and given by (i) personal delivery to any officer of the receiving party or (ii) by mailing the same by registered mail, postage pre-paid, return receipt requested, or (iii) by recognised courier services, (iv) by facsimile communication subsequently to be confirmed in writing. Such notices shall be deemed to have been received by the addressee within 72 hours if sent by telex or by electronic mail to the correct telex number or correct electronic number of the addressee, as the case may be.

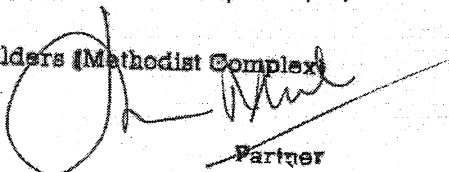
23. WAIVER

23.1 A Party's failure or delay to exercise a power or right does not operate as a waiver of that power or right. The exercise of a power or right does not preclude either its exercise of any other power or right.

23.2 A waiver is not effective unless it is in writing.

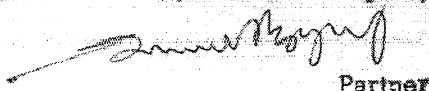
23.3 Waiver of a power or right is effective only in respect of the specific instance to which it relates and for the specific purpose for which it is given.

For Modi Builders (Methodist Complex)

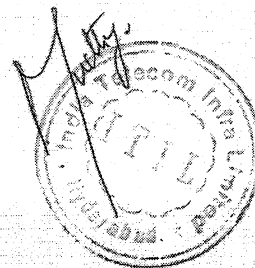


Partner

For Modi Builders (Methodist Complex)



Partner



24. ARBITRATION:

- 24.1 The parties hereto agree that any disputes, differences or controversies arising out of or in connection with these presents and / or in any way or in any manner touching and / or concerning the dealings and transactions between the parties herein as recorded in this Agreement shall be referred to and settled and / or adjudicated upon Arbitration by the sole Arbitrator to be appointed by the President / Chief Operating Officer of N.K.Digital Infrastructure Services Limited and the parties hereby consent to the same.
- 24.2 Such Arbitration proceeding or proceedings will be conducted in accordance with the Arbitration and Conciliation Act, 1996 and / or with the statutory modifications thereof and / or subsequent enactment thereof or any other enactment for the time being in force.
- 24.3 The venue of such arbitration proceeding or proceedings shall be at **Hyderabad**
- 24.4. The Arbitration shall be conducted in English language only.
- 24.5. The award given by the Sole Arbitrator shall be final in all respects and shall also binding upon both the parties.

25. JURISDICTION

This Agreement is executed at Hyderabad and the parties hereby unconditionally and irrevocably agree and covenant with each other that the competent Court at Hyderabad only shall have the jurisdiction to entertain, try and determine the disputes with regards to any question or matter arising out of or in connection with this Agreement and / or any other document that may be executed by the parties hereto or any of them in pursuance hereof or arising here from.

COUNTERPARTS: This Agreement is executed and prepared in TWO SETS, one original and one copy (The Original shall be in the possession of the Licensee and the Xerox copy with the Licensor). Both shall be considered as ORIGINALS. The cost and expenses of stamping this Agreement shall be borne by the Licensee.

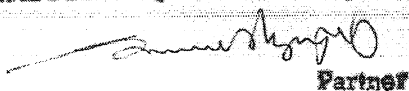
REGISTRATION: The Licensor shall, whenever required or called upon by the Licensee, shall appear before the Office of the Sub - Registrar having jurisdiction, for the purpose of registration of this Agreement or renewal or rectification or such other Agreement and admit execution of the same and render all such co-operation as may be needed or required.

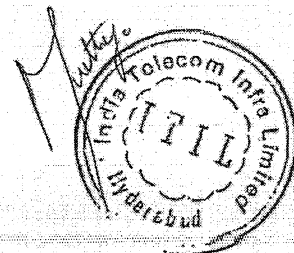
NATURE OF THE AGREEMENT: The nature of this Deed will not change in the event of the Licensee promoting another company to carry on the business of passive telecom infra sharing. In such an event the Licensor is bound to assign or execute a new agreement in favour of such new company, when formed by the Licensee, with the same terms and conditions hereof.

#for Medi Builders (Methodist Complex)


Partner

#for Medi Builders (Methodist Complex)


Partner



//12//

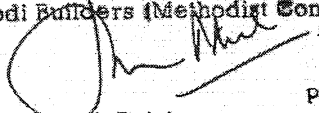
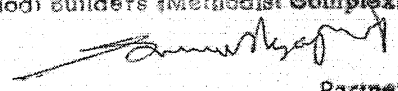
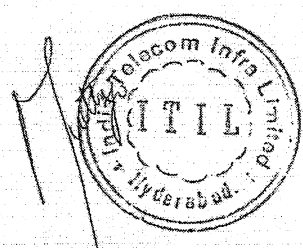
SCHEDULE A

All that part of the terrace/ roof top for installing Cellular Tower/poles to mount antennae and an equipment room/ shelter on rooftop along with DG set bearing at the building consisting of Cellar, Ground and 3 upper floors in plot No. 5-9-189/190, Abids, Chiraglane, Hyderabad, Andhra Pradesh and bounded by:

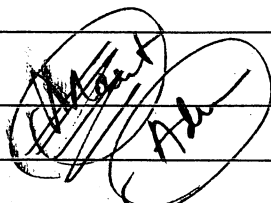
East	:	Little Flower High School & others
West	:	Church of South India
North	:	Abids / Gunfoundry Road
South	:	Chiragali Lane.

(Boundaries to total plot)

IN WITNESSES WHEREOF, the parties hereto have executed these presents in duplicate, each of which shall be considered as an original, by their respective duly authorised representatives as of the date first above written.

SIGNED, SEALED AND DELIVERED	SIGNED, SEALED AND DELIVERED
By the above named "LICENSOR(S)"	By the above named "LICENSEE"
1. Soham Modi for Modi Builders (Methodist Complex)  Partner 2. Suresh Bajaj for Modi Builders (Methodist Complex)  Partner Modi Builders Methodist Complex	  India Telecom Infra Limited By its authorised signatory
In the presence of :	In the presence of :
1.	1.
2.	2.

MEMO

DATE & FROM:	TO & REMARKS.
Tarikur 12/02/2020	M.D. 
[Regarding GST]	Ascend Telecom - MBMC Tower rent extra GST not applicable AS per License deed - Page NO.3 - para no (1) Rent included all municipal taxes Commercial taxes Water tax and all other taxes Surcharges or levies. ★ Reverse charge to be done in this issue also, Accoub team getting confusion this issue Please advise and approval
	