

MODI BUILDERS METHODIST COMPLEX
5-1-189/190, Abids, Hyderabad – 500 001

To,
The Executive Secretary,
Methodist Church of India,
Hyderabad Regional Conference,
Hyderabad.

Date: 26-07-2018

Sub.: Renewal of the lease of the building known as Methodist Complex, bearing Municipal no. 5-9-189/90, situated at Abids Road, Chiragali Lane, Hyderabad.

Rcf.: 1. Tenancy deed dated 19-04-1988 for land measuring 3,300 sq yds along with building and structures thereon, registered as document no. 686/90 at Registrar of Hyderabad.

2. Development agreement dated 09.01.1982

Sir/Madam,

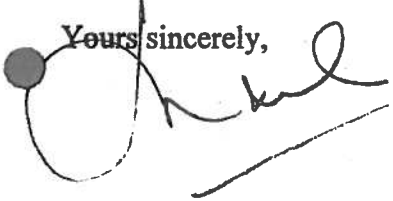
As per the terms of the tenancy deed referred to above, the tenancy in respect of the building known as Methodist Complex was contemplated as a long lease. Initially, the lease was registered for a period of 30 years and under the terms of the tenancy deed, the tenancy shall be automatically renewed on the same terms and conditions as contained in the tenancy deed, referred to the above. To comply with the statutory requirements it is necessary that a fresh tenancy deed shall be executed by and between us. We therefore request you to co-operate in the execution of such a tenancy deed as early as possible.

The necessary cost for the executions and registrations for the deed will be borne by us. We shall send you the draft of the deed to be executed, based on the earlier deed shortly.

We kindly request you to intimate your assent within a week of receipt of this letter.

Thanking you,

Yours sincerely,



Soham Modi,
Authorized representative.

Received
J. J. 30/07/2018



The Methodist Church in India

HYDERABAD REGIONAL CONFERENCE

#2 Floor, Methodist Complex, Opp. Chermas, Abids, Hyderabad - 500 001, Telangana, INDIA

Office : 040 - 6625 4666, Cell : 09885 059 737

Bishop M.A. Daniel
Resident & Presiding Bishop

Rev. C.G. Dayanand
Executive Secretary



CA/ES/Modibuilders/376

31/08/2018

To
M/s Modi Builders,
5-4-187/384
II Floor,
M G Road,
Secunderabad – 500003.

Dear Sir,

Attention: Sri Soham Modi

Sub:- Renewal of the Lease of the building known as Methodist Complex, bearing Municipal no.5-9-189/90,situated at Abids Road, Chiragali Lane, Hyderabad - 500001.

Ref:- Your Letter dat.26-07-2018 addressed to Conference Administrator, Methodist church in India, Hyderabad Regional Conference, Hyderabad.

While acknowledging the receipt of your letter cited above, we have sent a reply to the address as mentioned in your letter head and on the envelope in the from address. Further, I have not received the enclosures as mentioned in your said letter.

Our letter no. CA/ES/Modibuilders/368 21/08/2018 sent to you by registered post ack. due on 23/08/2018 has been returned with the reason no such office in Methodist Complex. We are enclosing a photo copy of the same for your perusal.

I am to inform you that the proposal submitted by you was put for discussion before the concerned committee under the chairmanship of Resident Bishop, Bishop M A Daniel and I am directed to submit my Report as to the condition no.5 (h) of the terms of obligations and rights of Tenant mentioned in Tenancy Deed dt.19th April 1988.

Contd. Page 2



The Methodist Church in India

HYDERABAD REGIONAL CONFERENCE

#2 Floor, Methodist Complex, Opp. Chermas, Abids, Hyderabad - 500 001, Telangana, INDIA

Office : 040 - 6625 4666, Cell : 09885 059 737

Bishop M.A. Daniel
Resident & Presiding Bishop

Rev. C.G. Dayanand
Executive Secretary

2

Further, I am instructed to Verify from records and submit my detailed report about the Breach of Condition (if any) on the Declaration of Parties mentioned in Condition no.7 © of the Tenancy Deed which reads as following:

“The said building shall belong to and shall be considered as the property of the Land lord. The tenant does not have nor will the Tenant claim any Propreitory share, right, title and/or interest in the said building and/or in any part there of:”

You are hereby requested to clarify on the above said Points so as to submit my Report before the Committee for taking further action in the matter.

Henceforth, all further correspondence and communication should be addressed to Rev C G Dayanand, Executive Secretary, Liaison Officer of Hyderabad Regional Conference, Methodist Church in India.

Thanking You,

Yours Faithfully,

Rev C G Dayanand

Executive Secretary

Liaison Officer

Hyderabad Regional Conference

Methodist Church in India

CC: Bishop M A Daniel, Resident Bishop, HRC,MCI

MODI BUILDERS METHODIST COMPLEX

5-1-189/190, Abids, Hyderabad – 500 001.

To,
Rev C G Dayanand,
Executive Secretary,
Liaison officer of Hyderabad Regional Conference,
Methodist Church in India,
Methodist Centre, 2nd Floor, Methodist Complex,
Abids Road,
Hyderabad. 500 001.

Date: 17-09-2018

Sub: Renewal of the lease of the building known as Methodist Complex, bearing Municipal No. 5-9-189/90, situated at Abid Road / Chirag Ali Lane, Hyderabad.

Ref: 1. Tenancy deed dated 19.04.1998 for land ad measuring 3,300 sq yards along with building and structures thereon, registered as doc no. 686/90 at Registrar of Hyderabad.
2. Development agreement dated 09.01.1982.
3. Our letter dated 26.07.2018
4. Our letter dated 18.08.2018
5. Your letter No. CA/ES/Modi Builders/376 dt. 31.08.2018.

Dear Sirs,

In your letter cited above in reference No. 5, you have sought clarification about clause 7c of the above referred Tenancy Deed. Please note that there is no difference in opinion between us about the said clause. Methodist church in India continues to own the entire complex.

Further, we have met all other obligations to you as per the terms of the Tenancy Deed. There has been no breach of any condition by us.

The operative clauses under which we are seeking renewal of the Tenancy Deed are reiterated below for your ready reference.

Clause - 2.0. - The period of tenancy has commenced from the 1st day of March, 1987, and the "Tenant" shall be entitled to obtain vacant possession of the tenanted premises from the Developers directly and shall thereafter be entitled to use and occupy the tenanted premises fo long as the Tenant is ready and willing to pay the rent as per the terms and provisions of this Tenancy deed and to observe and perform the other terms and conditions contained in this Tenancy deed, the intention being that the landlord shall not be entitled to terminate this Tenancy deed or to require the Tenant to the tenanted premises or any part thereof, so long as the tenant is willing to pay such rent and to observe such terms and conditions.

Clause - 6b. - It is agreed by the Landlord that so long as the Tenant agrees to pay and pays the rent and the charges aforesaid and observes and performs the terms and provisions of this tenancy deed, the Landlord shall not terminate the Tenancy.

MODI BUILDERS METHODIST COMPLEX

5-1-189/190, Abids, Hyderabad – 500 001.

Clause -10. - Since the tenancy/lease contemplated by this deed is to be a long term arrangement, and for the purpose of stamp duty and registration cost, this deed may be deemed to be for a period of 30 years and shall be renewed on the same terms and conditions, including this clause for renewal.

I hope we have clarified the queries raised by you.

Thank You.

Yours sincerely,


Soham Modi.
Authorized representative

PS: Please note our address for future correspondence:

Modi Builders Methodist Complex,
5-4-187/3&4,
Soham Mansion,
II Floor,
M.G. Road,
Secunderabad – 500 003.
Ph: 040 - 66335551.
Email: admin@modiproperties.com.

CC to: Bishop M A Daniel, Resident Bishop, HRC, Methodist Church of India

RN091999730IN IVR:82780919997
RL HYDERABAD G.P.O. <500001>
Counter No:2.18/09/2018.10:11
To:C G DAYANAND.M C I ABIDS ROAD
PIN:500001, Hyderabad G.P.O.
From:MODI BULDER,HYD 03
Wt:20gms
Amt:25.00(Cash)
<Track on www.indiapost.gov.in>
<Dial 1800 266 6868>



RN091999743IN IVR:8278091999743
RL HYDERABAD G.P.O. <500001>
Counter No:2.18/09/2018.10:11
To:BISHOP M A DANIEL.M C I ABIDS
PIN:500001, Hyderabad G.P.O.
From:MODI BULDER,HYD 03
Wt:20gms
Amt:25.00(Cash)
<Track on www.indiapost.gov.in>
<Dial 1800 266 6868>



MODI BUILDERS METHODIST COMPLEX

5-1-189/190, Abids, Hyderabad – 500 001.

Date: 13th October, 2018

To,
Rev C G Dayanand,
Executive Secretary,
Liaison officer of Hyderabad Regional Conference,
Methodist Church in India,
Methodist Centre,
2nd Floor, Methodist Complex,
Abids Road,
Hyderabad. 500 001.

Dear Sirs,

Sub: Renewal of the lease of the building known as Methodist Complex,
bearing Municipal No. 5-9-189/90, situated at Abid Road / Chirag Ali
Lane, Hyderabad.

Ref: 1. Tenancy deed dated 19.04.1998 for land ad measuring 3,300 sq yards
along with building and structures thereon, registered as document
No. 686/90 at Registrar of Hyderabad.
2. Your letter No. CA/ES/Modi Builders/385 dated 03.10.2018.

This has reference to the above. In your letter cited in 2 above you have requested us to submit Notarised declaration on item no 5 (h) and item no 7 © of the tenancy deed dated 9th April, 1988.

In this regard we hereby enclosed the copy of the Affidavit duly signed and Notarised as per your request.

Upon your confirmation the original shall be handed over to you in your special meeting to be held on 22.10.2018.

You are requested to kindly confirm the above.

Thanks & regards,


P RAMA RAO
Sr Liaison Manager

CC to: Bishop MA Daniel,
Resident Bishop,
Hyderabad Regional Conference,
Methodist Church in India,
Methodist Centre,
2nd Floor, Methodist Complex,
Abids Road,
Hyderabad. 500 001.

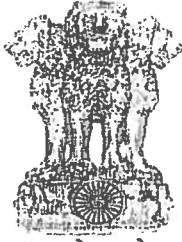
PS: Please note our address for correspondence:

Modi Builders Methodist Complex,
5-4-187/3&4,
Soham Mansion,
II Floor,
M.G. Road,
Secunderabad – 500 003.

भारतीय गैर न्यायिक

एक सौ रुपये

रु. 100



सत्यमेव जयते

Rs. 100

ONE
HUNDRED RUPEES

भारत INDIA
INDIA NON JUDICIAL

తెలంగాణ తెలంగాణ TELANGANA

S.No. 3765 Date:07-04-2016

Sold to: RAMESH

S/o. NARASING RAO

For Whom: MODI BUILDERS METHODIST COMPLEX **AFFIDAVIT**

CH. SHRAVANI
LICENSED STAMP VENDOR
LIC.No.15-31-029/2013,
R.No. 15-31-027/2016
House on P.No.21, W.S.Colony,
R.R.Dist-501512. Ph:7842562342

M/s. Modi Builders Methodist Complex has executed a tenancy deed dated 9th April, 1988 registered as document no 686/90 at SRO Hyderabad, wherein the Landlord, The Methodist Church of India has granted tenancy rights to M/s. Modi Builders Methodist Complex/Modi Enterprises in respect of the building known as Methodist Complex, bearing municipal no. 5-9-189/190, Abid Road, Chiragali Lane, Hyderabad. At the request of the Landlord we are making this affidavit.

I, Soham Modi, S/o Late Sri Satish Modi aged 49 years resident of Plot No 280, Road No 28, Jubilee Hills Hyderabad-500033, Authorised representative, M/s.Modi Builders Methodist Complex, having its office at 5-1-189/190, Abids, Hyderabad-500001, (Correspondence Address: M/s.Modi Builders Methodist Complex, 5-4-187/3&4, 2nd Floor, Soham Mansion, M.G.Road, Secunderabad-500003 Telangana) do hereby solemnly affirm and declare as under:

I submit that there is no violation of the condition No. 5 (h) of the terms of obligations and rights of Tenant mentioned in Tenancy deed dt 19th April, 1988.

There is no breach of condition on the declaration of Part. mentioned in condition No. 7(c) of the Tenancy Deed.

That the above named deponent do hereby swear on oath that my declaration are true and correct and it conceals nothing and that no parts of it is false.

Sworn & signed before me on 11th October, 2018
Hyderabad.

ATTESTED



S SRINIVASA CHARY
G.O. No.1041 B.Com.,B.Ed.,LL.B.
ADVOCATE & NOTARY
3-1-124 Avulemanda, S.V. Street,
P. Road, Secunderabad

[Signature]
Deponent

11/10/2018