



4258 29-3-84

S. No Date Rs.
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S/o. W/o
For Whome.....

STAMP No. 23/84
Commissioner of Land Revenue's Office
Nampalli, Station Road, Hyderabad-1, A.P.

M/S.

THE AGREEMENT made at Hyderabad (A.P) the 1st day of April 1984 Between (1) CHIMANLAL JAGJIVANDAS SHETH (2) SHANTIKUMAR J. SHETH (3) LAKMIKANT C. SHETH (4) BHERREN S. SHETH (5) JAYAKUMAR J. SHETH all of Hyderabad Hindu Indian Inhabitants, hereinafter called "the Owners" (which expression shall, unless it be repugnant to the context or meaning thereof, mean and be deemed to include their respective heirs, executors, administrators and assigns) of the One Part and MESSRS. MEERA INDUSTRIES a partnership firm having its registered office at Hill Street, Secunderabad (A.P) hereinafter called "the Developer" (which expression shall, unless it be repugnant to the context or meaning thereof, mean and be deemed to include the partners or person for the time being constituting the said firm and their successor or successors in business or assigns) of the OTHER PART :

WHEREAS :

- 1) Chim Sheth
- 2) J. Sheth
- 3) L. Sheth
- 4) B. Sheth
- 5) J. Sheth

(a) This Agreement is supplemental to the Development Agreement dated 1st January 1984 entered into between the Owners and the Developer Meera Industries

[Handwritten signature]

(b) Certain further terms have been mutually agreed upon which are hereby reduced to writing and recorded.

NOW THESE PRESENTS WITNESS as under:

1. If any of the tenants/occupants of the building and structures to be constructed by the Developer in pursuance of the Development Agreement, requires or desires to continue in occupation even after the expiry of the period of the Development Agreement viz. 11 years or desires or requires the term of the tenancy/agreement to be entered into with such tenant/occupant to be longer than the aforesaid period of 11 years, the Developer shall be entitled to agree to the same provided

(a) The compensation receivable by the Owners in respect of the area in question affected by this Agreement, payable by the Developer to the Owners during the period of 11 years, shall be 30 paise per Sq.Ft per month instead of 15 paise per Sq.Ft per month specified by the Development Agreement, all the other terms and conditions contained in the Development Agreement remaining operative.

(b) Notwithstanding that the agreement with such prospective tenant/occupant may extend beyond the period of 11 years,

(i) the adjustment and/or appropriation of any consideration or advance rent or deposit that may be obtained by the Developer from the tenant/occupant, shall be completed latest at the end of the operative period of 11 years,

(ii) After the expiry of the aforesaid period of 11 years, all rent/compensation that would be payable by the tenant/occupant in question would be receivable by the Owners themselves and no part thereof shall be claimable by the Developer.

IN WITNESS WHEREOF The parties hereto have hereunto set and subscribed their respective hand ~~xxx~~ on this document and plans on this day and year first hereinabove written.

For Meera Industries

Satish Mehta

Partner ..

- 1) E. J. Shelk
- 2) Ar. Muthy
- 3) K. Saev
- 4) S. S. S.
- 5) M. S. S.

SIGNED AND DELIVERED by the
withinnamed Owners -

1. CHIMANLAL K JAGJIVANDAS SHETH
2. SHANTIKUMAR J.SHETH
3. LAXMIKANT C.SHETH
4. DEEPAK S.SHETH and
5. JAYAKUMAR J.SHETH, in
the presence of . . .

Raj Sheth
Sheth
Kaer
P. Sheth
or or or

SIGNED AND DELIVERED by the withinnamed
Developer MESSRS.MEERA INDUSTRIES.

in the presence of . . .

For Meera Industries

Sheth Meera
 Partner