

20 Rs.



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

00AA 972153

Date : 15-06-2005 Serial No : 5,062 Denomination : 20

Purchased By :  
K. PRABHAKAR REDDY,

For Whom :

\*\*SELF\*\*

S/O. K. PADMA REDDY,  
HYDERABAD.

*[Signature]*  
Sub Registrar  
Ex.Officio Stamp Vendor  
S.R.O. SECUNDERABAD

*649/05-38*  
S.S. No..... C.C. No.....

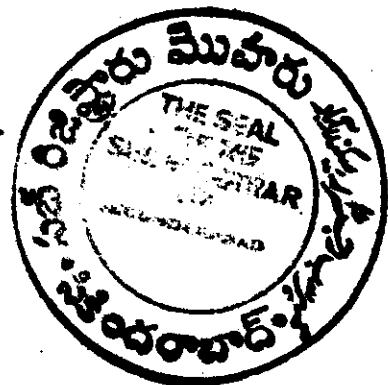
OFFICE OF THE SUB-REGISTRAR  
SECUNDERABAD,

TRUE-COPY

*[Signature]*  
SUB-REGISTRAR  
SECUNDERABAD

16 JUN 2005

*14* Sheet of *7* Sheets No. of Corrections...





ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH L.G. Secy 06AA 348893

S. No. 4701 Date 10-6-05 Rs. 100/-  
 Sold to M.C. Modi Educational Trust  
 S/o.....  
 For whom.....



88/05  
 C.C. No.....

This Lease Agreement executed at Secunderabad on this the 10 day of June 2005 by and between:

M. C. Modi Educational Trust, a public charitable trust, having its office at 187/3&4, M.G. Road, Secunderabad - 500 003 represented by its Trustees

- 1) Shri Pramod Modi S/o. Late Shri Manilal C. Modi, aged about 64 years, Occupation: Business,
- 2) Shri Soham Modi, S/o. Shri Satish Modi, aged about 35 years, Occupation: Business,

hereinafter referred to as the LESSOR (which term shall mean and include whenever the context may so require his successor-in-interest).

AND

M/s. Shri Sai Enterprises, a registered partnership firm having its office at 8-2-595/3, Road No. 10, Banjara Hills, Hyderabad, represented by its Managing Partner Shri Prakash Challa, S/o. Justice Challa Kondiah, aged about 51 years, Occupation: Business, hereinafter referred to as the LESSEE (which term shall mean and include whenever the context may so require its successors-in-interest).

For M. C. Modi Educational Trust  
  
 Trustee

For M. C. Modi Educational Trust  
  
 Trustee

Page 1 of 4  
 For SHRI SAI ENTERPRISES  
  
 Managing Partner

Sheet of ..... Sheets No. of Corrections .....

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SUB-REGISTRAR  
 SECUNDERABAD

16 JUN 2005

WHEREAS the LESSOR is the absolute owner of the about 2,000 sq. yds. of land along with constructions / sheds admeasuring about 10,600 sft. bearing premises no. 1-8-179 situated at S.D. Road, Secunderabad.

WHEREAS the LESSOR is a charitable trust and is desirous of generating a regular income from the above referred premises, for its charitable activities and to meet the aims and objectives of the trust. The LESSOR has neither the expertise nor the resources to develop the land and / or renovate the existing structures, with the result, for a number of years there has been no regular income from the premises. The LESSOR has therefore decided to lease the property to such a Lessee who is capable of renovating and generally improving the property at its own cost, so that it can be put to proper use, thereby generating a regular monthly income for the LESSOR.

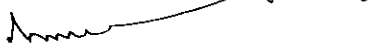
WHEREAS the LESSEE has approached the LESSOR to take on lease the premises bearing no. 1-8-179, situated at S.D. Road, Secunderabad admeasuring about 2,000 sq. yds. along with constructions / sheds admeasuring about 10,600 sft., hereinafter referred to as the Scheduled Premises, more particularly described at the foot of this agreement, on an 'as is where is' basis. The LESSEE has agreed to renovate and/or make additions and alterations to the Scheduled Premises at its own risk and cost.

WHEREAS the LESSEE has requested the LESSOR to grant on lease and LESSOR has agreed to give on lease the Scheduled Premises on the terms and conditions specified hereunder:

**THE LESSOR AND THE LESSEE JOINTLY HEREBY COVENANTS AS UNDER:**

1. The LESSEE shall pay a rent of Rs. 1,75,000/- (Rupees One Lakh Seventy Five Thousand only) per month exclusive of Water and Electricity consumption charges and Municipal Taxes (60% towards rent and 40% towards amenities charges like provision of open space for parking, water supply, electric supply, etc.) and subject to the clause pertaining to the enhancement of rent contained hereunder.
2. The lease shall be for a period of five years commencing from the 15<sup>th</sup> day of June 2005.
3. This lease agreement shall be renewed at the end of every 5 years on mutually agreed terms.
4. The expenses of stamp duty and registration charges of this agreement in duplicate and all other incidental expenses shall be borne by the LESSEE and the LESSOR equally.
5. That the LESSEE shall be entitled to renovate the Scheduled Premises in the manner the LESSEE deems fit and proper without any objection or hindrance from the LESSOR, at its own risk and cost. However, the LESSEE shall keep the LESSOR informed in writing from time to time about any major structural changes or renovations that the LESSEE intends to make.
6. That the cost of renovation / alterations to the Scheduled Premises including enhancement of water and electricity supply shall be borne by the LESSEE only. The LESSOR is handing over the premises on as is where is basis and the LESSEE shall not raise any objections on this count.
7. The LESSOR agrees to co-operate with the LESSEE in signing all applications, affidavits, representations etc., that may be necessary for the renovations / alterations including for enhancement of water and electricity supply.


For M. C. Modi Educational Trust

  
Trustee

For M. C. Modi Educational Trust

  
Trustee

For SHRI SAI ENTERPRISES

  
Managing Partner

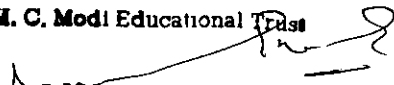
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Page 2 of 5


  
**SUB-REGISTRAR  
SECUNDERABAD**

8. The LESSEE shall apply for and obtain the necessary permissions that may be required for renovation / alteration from the statutory authorities at its own risk and cost.
9. That the LESSEE shall be entitled to sub-lease the Scheduled Premises in part or full to any third party on such terms and conditions as it may deemed fit and proper. However, the LESSEE shall keep the LESSOR informed in writing about all sub-leases that the LESSEE intends to entered into.
10. That the LESSEE shall be entitled to sub-lease the Scheduled Premises to any third party, for which no further consent of the LESSOR shall be required. The LESSEE shall be entitled to enter into to registered sub-lease agreements with third parties without any further reference to or consent of the LESSOR, however subject to the LESSEE keeping the LESSOR informed about all such sub-lease(s).
11. The LESSEE shall ensure that the sub-lessee(s) shall be bound by all the terms and conditions of this agreement.
12. The LESSEE shall pay the rent regularly each month on or before the 10<sup>th</sup> day of the succeeding month to the LESSOR.
13. The LESSEE shall pay and bear the electricity consumption charges including any additional consumption deposit that may be levied from time to time apart from the rent. The LESSEE shall enhance the electric power supply at his own cost.
14. The LESSEE shall pay and bear the water consumption charges that may be levied from time to time apart from the rent. The LESSEE shall be free to enhance the water supply by addition of bore wells and / or water supply lines through the concerned authorities at its own cost.
15. The LESSEE shall keep the demised portion in a neat and habitable condition.
16. The LESSEE shall carry out all repairs and regular maintenance including renovation at its own cost.
17. The LESSEE shall enhance the rent by 5% at the end of every year on the then existing rent.
18. The LESSEE shall permit the LESSOR or anyone authorised by it to inspect the demised portion at all reasonable hours of the day.
19. The LESSEE shall pay the municipal / property taxes and any other taxes and / or levies pertaining to the Schedule Premises.
20. On the expiry of this lease or on termination of the lease agreement the LESSEE shall handover vacant possession of the Scheduled Premises including all the permanent structures / constructions made on the Scheduled Premises free of cost to the LESSOR. The LESSEE shall not under any circumstances claim compensation for the permanent construction / structures made on this Scheduled Premises.
21. The LESSOR agrees not to cause any hindrance to the LESSEE in the enjoyment of the Scheduled Premises provided the LESSEE observes all the covenants without defaults as specified above.

For M. C. Modi Educational Trust

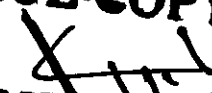
  
Trustee

For M. C. Modi Educational Trust

  
Trustee

For SHRI SAI ENTERPRISES

  
Managing Partner

**TRUE-COPY** Page 3 of 5  
  
**SUB-REGISTRATION  
SECUNDERABAD**

22. The LESSOR agrees to allow the LESSEE to remove the temporary partitions / structures, electrical fittings, false ceiling, air conditioning and any other such system that the LESSEE has installed at its own cost at the time of vacating the Scheduled Premises on the expiry of the lease or on termination of the lease.

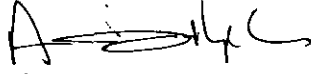
**DESCRIPTION OF THE SCHEDULED PREMISES**

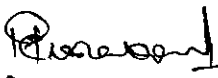
All that portion of the land admeasuring about 2,000 sq. yds. along with constructions / sheds admeasuring about 10,600 sft. bearing premises no. 1-8-179, situated at S.D. Road, Secunderabad marked in red in the plan enclosed and bounded by:


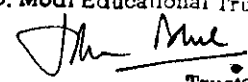
<b>North By</b>	: Neighbors' land
<b>South By</b>	: 40' private road & Usha Kiran Complex
<b>East By</b>	: Public road
<b>West By</b>	: Land and building belonging to Haryana Seva Sangh

In witness whereof the LESSEE and the LESSOR have signed these presents on the date and at the place mentioned above.

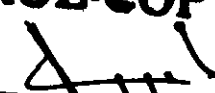
**WITNESSES:**

1.   
(A. Dilip)

2.   
(K. P. Reddy)

**LESSOR**  
For M. C. Modi Educational Trust  
1.   
Trustee  
For M. C. Modi Educational Trust  
2.   
Trustee

**LESSEE**  
For SHRI SAI ENTERPRISES  
  
Managing Partner

**TRUE-COPY**  
  
**SUB-REGISTRAR**  
**SECUNDERABAD**

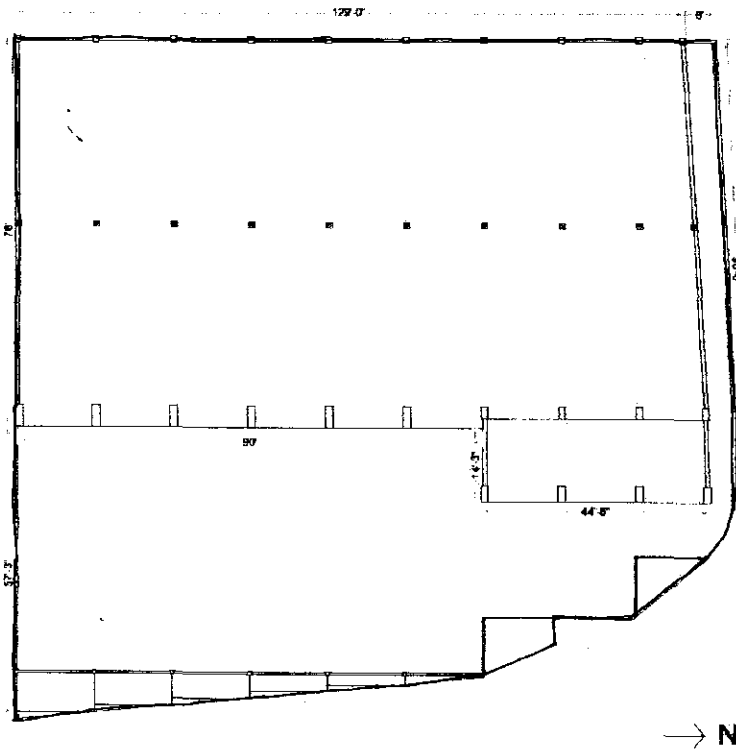
Plan of lease agreement showing the land admeasuring about 2,000 sq. yds. along with constructions / sheds admeasuring about 10,600 sft. bearing premises no. 1-8-179, situated at S.D. Road, Secunderabad 500 003

**LESSOR** M. C. Modi Educational Trust, a public charitable trust, represented by its Trustees  
1) Shri Pramod Modi S/o. Late Shri Manilal C Modi  
2) Shri Soham Modi, S/o. Shri Satish Modi

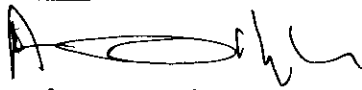
**LESSEE** M/s. Shri Sai Enterprises, a registered partnership firm represented by its Managing Partner Shri Prakash Challah, S/o. Justice Challa Kondaiah

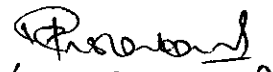
**Boundaries:**


North By : Neighbours' land  
South By : 40' private road & Usha Kiran Complex  
East By : Public road  
West By : Land and building belonging to Haryana Seva Sangh



**WITNESSES:**

1.   
(A. Dilip)

2.   
(K. Prakash)

**LESSOR**  
For M. C. Modi Educational Trust  
1.   
Trustee

For M. C. Modi Educational Trust

2.   
Trustee

For **SHRI SAI ENTERPRISES**  
LESSEE

**TRUE-COPY**

Managing Partner

Page 5 of 5

**SUB-REGISTRAR  
SECUNDERABAD**

**PHOTOGRAPHS AND FINGERPRINTS AS PER SECTION 32 A OF  
REGISTRATION ACT, 1908**

**FINGER PRINT IN BLACK  
(LEFT THUMB)**

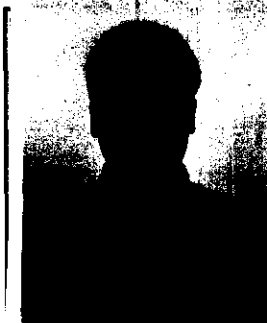
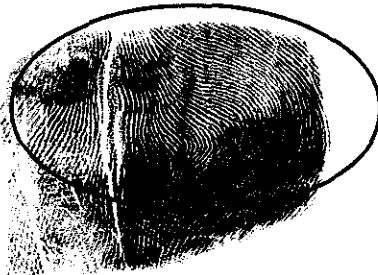
**PASS PORT SIZE  
PHOTOGRAPH**

**NAME & PERMANENT  
POSTAL ADDRESS OF  
PRESENTANT / SELLER**

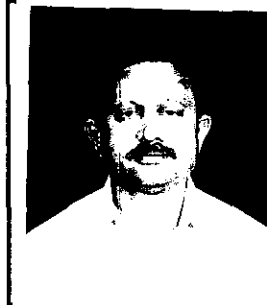
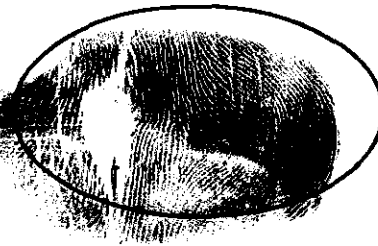
**LESSOR: BUYER**



M. C. MODI EDUCATIONAL TRUST  
a Public Charitable Trust  
having Pt (C) 5-4-187/3 & 4  
M.G. Road, Sec 3rd, Rep. by  
Trustees, Mr. PRAMOD MODI



2. Mr. SOHAM MODI  
C) 5-4-187/3 & 4,  
M.G. Road, Sec 3rd.



M/c. SHRI SAI ENTERPRISES  
a Partnership firm having  
C) 8-2-595/3, Road No. 1  
Benjarathilla, Hyderabad, Rep by  
Mr. PRAKASH CHALLA

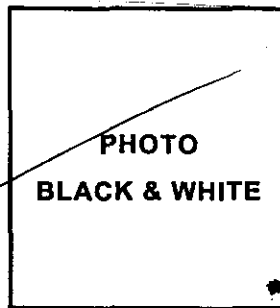
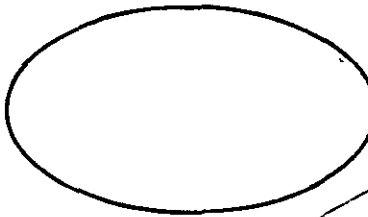


PHOTO  
BLACK & WHITE

**TRUE COPY**

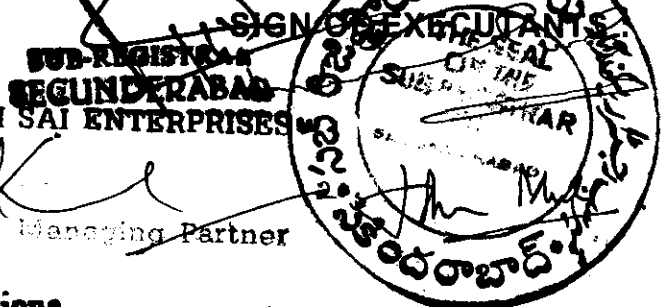
**WITNESSES**

**OFFICE OF THE SUB-REGISTRAR  
SECUNDERABAD.**

- 1.
- 2.

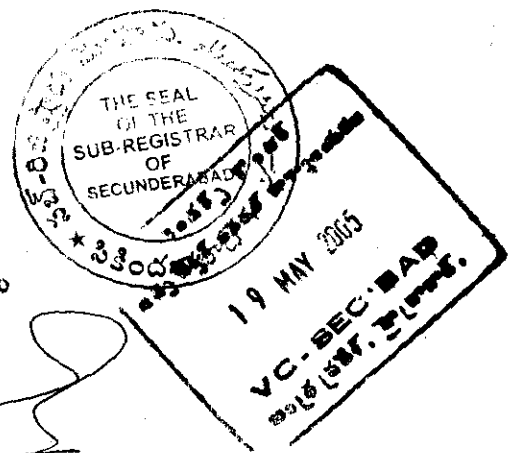
**For SHRI SAI ENTERPRISES**

Managing Partner

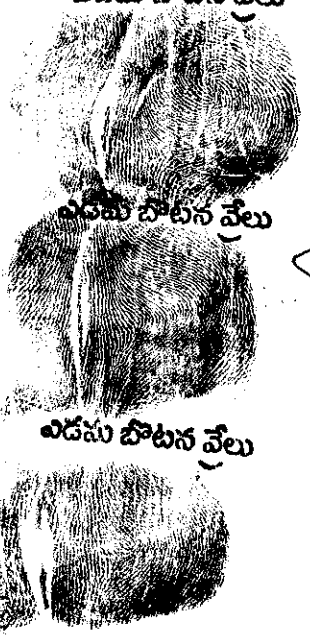


పన్నావేజు సంఖ్య 944/2005  
 వస్తువు క్రమం 1 1926 కా. శ. సం.  
 పన్నావేజుల వెలుపై కారితముల సంఖ్య 6  
 కారితము పనుల సంఖ్య 1

Di  
 పత్ రిజిస్ట్రార్



2005 వ సంవత్సరము జూలై నెల 10 తేదీ 1926 కా.శ.  
జూలై నెల 20 తేదీ మధ్య 1 మరియు 2  
 గంటల మధ్య 1 కారితముల కార్యాలయములో  
 శ్రీ Pranod modi రిజిస్ట్రార్ వద్దము. 1926 తేదీ  
 సెక్షన్ 20 కింద 1 కారితములను పోలీసు గ్రాఫులు వ్రాసిన  
 వెలిమూలలో 116 SD చేసి ఉంచుచు చూ  
 చలానుద్దారా చేయించినారు.  
 వాసియిచ్చిరట్లు ఉప్పుకున్నది  
 ఎడమ పోటన వేలు



NAME Shri Pranod modi S/O. Lakshminarayana Modi  
 OCC Business R/O 5-4-187/2 & 4 m.g. Road  
 Sec'ed

Jhan Moh  
 NAME Shri Soham modi S/O. Sahab modi  
 OCC Business R/O 5-4-187/2 & 4 m.g. Road  
 Sec'ed

[Signature]  
 NAME Prakash Challa S/O. Challa Kondal  
 OCC Business R/O 8-2-595/2 Ed no 110  
Banjara Hills, Hyderabad

వివరించినది

- 1) [Signature]  
 NAME A. Dilip Kumar S/O. A. Vishwanath  
 OCC Business R/O 6-6-125 Annam Garden,  
Kundiguda, Hyderabad
- 2) [Signature]  
 NAME Prabha Reddy S/O. Prabha Reddy  
 OCC Business R/O 5-4-187/2 & 4 m.g.  
Road, Sec'ed.

2005 వ సం. జూలై 10 తేదీన  
 వేల పత్ర పత్ - రిజిస్ట్రారు  
 1926 కా.శ. సం. జూలై 20 తేదీన

**TRUE COPY**  
[Signature]  
 SUB-REGISTRAR  
 SECUNDERABAD



దస్తావేజు సంఖ్య 944/1005  
 వ పుస్తకము 1 1928 వా. శ. నం.  
 దస్తావేజుల పేరు కాగితములు పే. 6  
 ఈ కాగితముల వివరము సంఖ్య 2

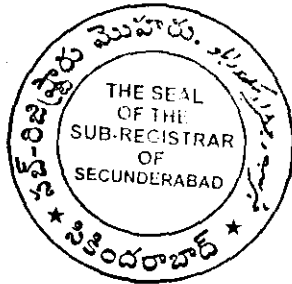
ai  
 సబ్ రిజిస్ట్రార్

Rs. 70005 towards  
 Stamp Duty and Transfer Duty etc. of L. S. Act  
 and Rs. \_\_\_\_\_  
 towards \_\_\_\_\_ value of  
 Rs. 2330271 \_\_\_\_\_ party  
 through SBI \_\_\_\_\_ number 498949  
 dated 10-6-2005 \_\_\_\_\_ Branch

[Signature]  
 SUB-REGISTRAR  
 SECUNDERABAD

**CERTIFICATE OF REGISTRATION**

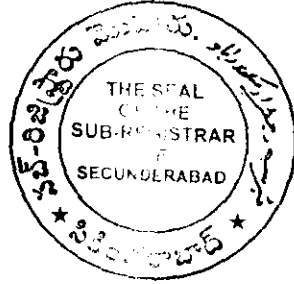
Registered Document No: 944  
 of 2005 (1927)  
 of Books \_\_\_\_\_ and assigned the  
 Identification Number 1606-1-990-2005  
 For Scanning.  
 Date: 14/6/2005 Registering Officer



**TRUE-COPY**  
 [Signature]  
**SUB-REGISTRAR**  
**SECUNDERABAD**

అస్సావేజా సంఖ్య 944/1005  
వ వుత్తరము 1 1926 కా. శ. సా.  
అస్సావేజాదా దేదా త్రుం కాగితముల సంఖ్య 6  
\* కాగితముల వరుస సంఖ్య 3

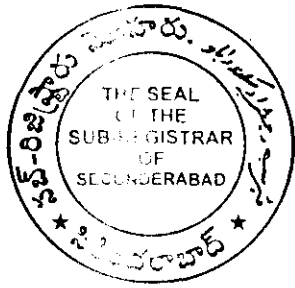
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సబ్ రిజిస్ట్రార్



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944/1005  
1926  
6  
4

వి  
వర రిజిస్ట్రార్



దస్తావేజు సంఖ్య 944/2005  
వచ్చిన తేదీ 1920 శా. శ. సం.  
దస్తావేజుల మొత్తం కాగితముల సంఖ్య 46  
కాగితము వరుస సంఖ్య 5

లి  
పబ్లిక రిజిస్ట్రార్,

