



S. No. 32911 Date 13.10.88

Sold to Satish Modi. & /

For whom Secy M.C. Modi

V. BALRAM,
SUB-REGISTRAR,
Ex-Officio Stamp Vendor
Marredpally, Sec'bad.

AGREEMENT

This agreement made at Hyderabad (A.P) the 13th day of October 1988 by and between:

1. Chimanlal Jagjivandas Sheth S/o.Late.Shri.Jagjivandas Sheth, Hindu, aged 60 years, occupation:business, resident of 1-8-215/22, Prenderghast Road, Secunderabad.
2. Shanti Kumar J.Sheth S/o.Late Jagjivandas Sheth, Hindu aged 55 years, occupation:business, resident of Prenderghast Road, Secunderabad
3. Laxmikanth C.Sheth Sheth, Hindu, aged 31 years, occupation:business, resident of H.No.1-8-215/22, Prenderghast Road, Secunderabad
4. Beeren S.Sheth S/o.Shanti Kumar J.Sheth, Hindu, aged 28 years, occupation: business, resident of Prenderghast Road, Secunderabad

hereinafter together referred as "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.

A N D

1. M/s.Central India Engineering Co., Construction Division having its office at Hill street, Ranigunj, Secunderabad
2. M/s.Meera Industries Construction Division having its office at Hill Street, Ranigunj, Secunderabad and
3. Shri.Satish Modi Construction Division having its office at 1-10-72/2/3, Begumpet Road, Hyderabad-16

all represented by Shri.Satish Modi hereinafter referred as

....2....

Ch. Sheth

Kaen

Satish

Satish mod

Satish mod

Satish mod

"Developers" (which expression shall unless it be repugnant to the context of meaning thereof, mean and be deemed to include the partners or person for the time being constituting the said companies and their successor or successors in business or assigns) of the OTHER PART.

Whereas two separate development agreements dated 1st January 1984 were agreed and entered into by the respective parties and change in terms were recorded vide agreement dated 13th October 1988. *i.e. today.*

By Owners
Whereas the Owners expressed their desires to have larger compensation then agreed to between the parties.

In view of the prevailing good relation between the Owners and Developers, the developers agreed to their request on the condition that the right of developers be made month to month not terminable by Owners so long as the developers pay the revised increased compensation (instead one for a specific period as contemplated in earlier agreements).

The terms accepted by the respective parties are recorded hereunder.

The compensation payable shall be 40 paise per S.Ft instead 20 paise determined earlier. The same shall be payable from February 1986 (instead of January 1986).

The share of

- 1. M/s. Central India Engg. Co. Constn Division Rs. 3,900-00
- 2. M/s. Meera Industries Constn Division Rs. 6,490-00
- 3. Shri. Satish Modi Construction Division Rs. 3,200-00

Total .. Rs. 13,590-00

To ensure regular payments stated above it was decided to assign the rent of one of the tenants to the Owners. The Owners were also entrusted the responsibility to refund the rent deposit of the tenant as and when it becomes due and to pay property taxes and to maintain the premises, rent of which is assigned to them.

The right of the developers as also that of the Owners shall be heritable and alliniable. All the parties have this day agreed to execute all such papers and documents that may become necessary to give effect to the ~~XXXXXX~~ terms of this agreement in letter and spirit.

Raj Sheth

J. Saen

S. S. S.

*Satish Modi
Satish Modi
Satish Modi*

Signatures:

Witnesses:

1. [Signature]
2. [Signature]

1. [Signature]
(Chimanlal Jagjivandas Sheth)
2. [Signature]
(Shantikumar J. Sheth)
3. [Signature]
(Laxmikanth C. Sheth)
4. [Signature]
(Beeren S. Sheth)

PARTY OF THE FIRST PART

1. [Signature]
(M/s. Central India Engg Co.,
Construction Division)
2. [Signature]
(M/s. Meera Industries Construction
Division).
3. [Signature]
Shri. Satish Modi.
(Satish Modi Constn. Division)

(Party of the Second Part)