

Sept 1 - June 1

[illegible]

s contracted
Noble

NOW THIS AGREEMENT WITNESSETH AS FOLLOW:

1. The Lessee herein agrees to take on lease the unit No.2 in Methodist Complex on III (3rd) floor more particularly marked in the plan annexed hereto. *Measuring Approx - 12.50/- sq ft. (area shown and two hundred and fifty square feet.)*
2. The period of lease shall commence from the date the tenanted premises are ready for occupation.
3. The monthly rent payable shall be Rs.125/- (Rupees One hundred and twenty five only) per month, payable on or before 5th of each month in advance.
4. The initial lease period will be for 5 years renewable at the option of the Lessee every 5 years at an increase in rent by 20% other terms remaining un-altered. In case the Lessee does not intimate his decision to terminate this contract in writing 6 months before expiry of the said period, the lease shall be deemed to have been automatically renewed at the terms and conditions mentioned hereto.
5. The rights and obligations of the Lessee shall be as under:
 - a) To pay to the Lessor in advance regularly every month, on or before the 5th day of each English Calendar Month, the above monthly amount and increase aforesaid:
 - b) To pay all charges for electricity consumed in or upon the Tenanted premises as shown by the separate metre or metres thereof to pay the rent of such metre or metres:
 - c) To pay to the Lessor or if they so direct to the authorities directly or to contribute as the case may be, at actuals, the monthly taxes and other charges and/or cesses of the Public Authorities in respect of the Tenanted Premises. Such payment shall be made punctually and regularly, as and when the same become due:
 - d) To keep the said premises in good order and condition (reasonable wear and tear, damage fire, earthquake or tempest or other irresistible forces or accident excepted) and to contribute towards the upkeep of the lifts stair-cases, landing and other common spaces:
 - e) To use the said premises for commercial purposes and/or other purposes permissible by law:

- f) To permit the owner and the Lessors or their agents to enter into and upon the said premises at all reasonable times, (after giving not less than 36 hours previous notice in writing except in the case of emergency), for all reasonable purposes.
- g) The Lessee shall be entitled to bring in and install their own furniture, fixtures and fittings, including air-conditions and other equipment and also to carry out renovations and interior decorations in the said premises.
- h) The Lessee shall be entitled to assign, transfer, sub-let and/or give on leave and licence the said premises or any part thereof for such considerations as the Lessee may consider proper (subject to the terms and conditions of this agreement), and for which no consent of the Owner or the Lessor shall be required.
6. IT IS HEREBY AGREED AND DECLARED THAT:
- a) The Lessee shall be entitled to make use of the lifts that may be installed in the building;
- b) The Lessee shall be entitled to make use of the staircases landings and common entrances of the building for ingress and egress to the said premises.
7. The Lessee has also agreed to pay the undermentioned instalments in addition to the monthly rent by way of cost/premium/profit interest to the Lessors herein

INSTALLMENTS:

1. Rs. 31,250/- On Signing of this Agreement.
2. Rs. 73,000/- On 15th July, 1987
3. Rs. 73,000/- On 15th August, 1987
4. Rs. 73,000/- On 15th September, 1987

8. In view of substantial amount paid as stated above the Lessor shall not terminate the lease so long as the Lessee herein or their successors or assigns/transferee continues to perform their obligations under this agreement and exercises their option to renew at the specified increase as aforesaid. In case of assignment/transfer etc. the Lessee herein and their assigns/transferee will be jointly and severally responsible for their performance of the terms and conditions and obligations under this agreement.

Condt'd..4

Satish Mohan
Sumit Mohan

9. The Lessor reserves the right to carry out any further construction on the said property viz: bearing Municipal No.5-9-189/190 Abid Road/Chirag Ali Lane, Hyderabad as also may extension to the already constructed structure viz: "Methodist Complex" as and when they so desire and the Lessee shall not object to the same and shall extend full co-operation to the Lessor for the same.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands the day and year first hereinabove written.

SCHEDULE ABOVE REFERRED TO
(Description of the Premises)

NORTH	: - Common Passage
EAST	: - Abid Road
SOUTH	: - CHIRAG ALI LANE
WEST	: - Office No.1

SIGNED AND DELIVERED BY THE
within named Lessor) MODI
BUILDERS - METHODIST COMPLEX
in the presence of

(Signature)
(P. H. BAJAJ)

SIGNED AND DELIVERED by the
within named Lessee Mr.
in the presence of

WITNESS:

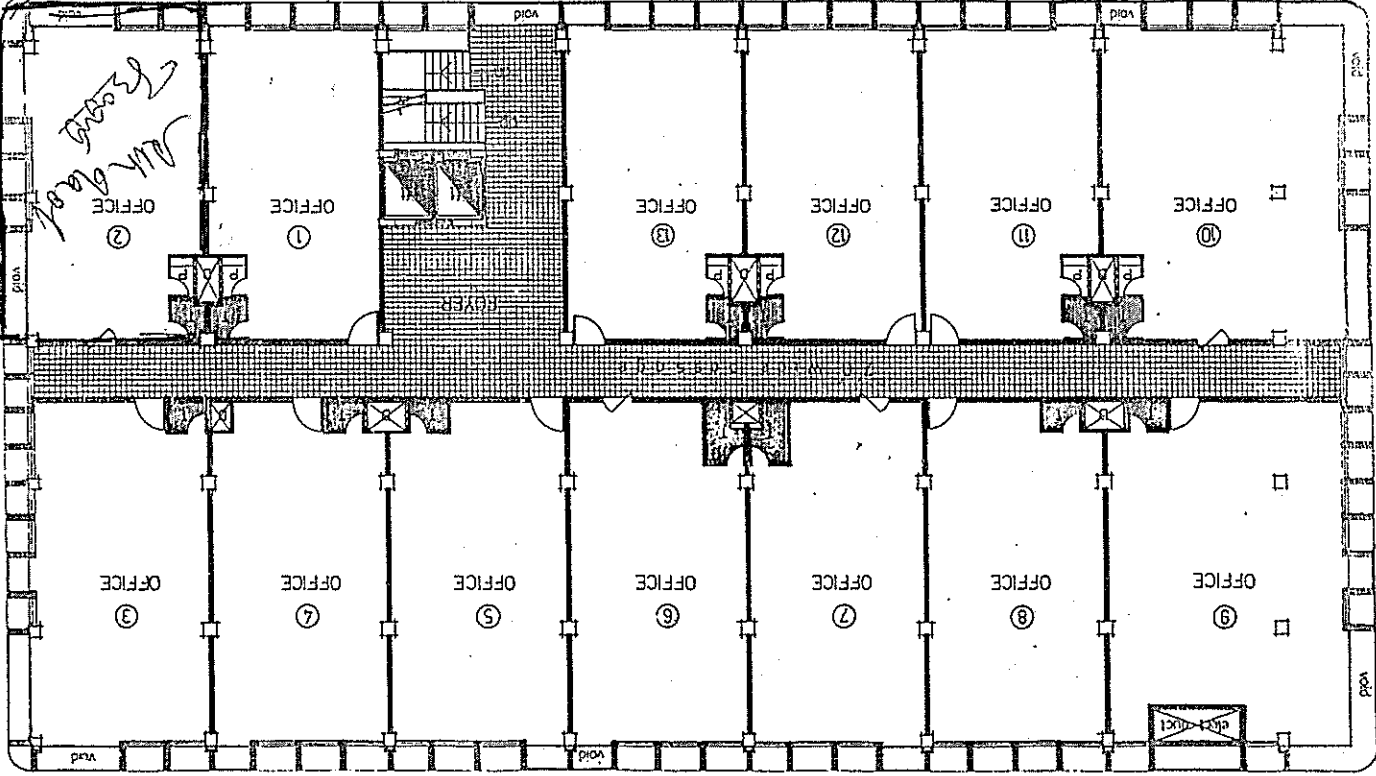
1. *Satish*
2. *Bhadrachari*

WITNESS:

(Signature)

Witness
(Signature)

(R. B. SHARMA)

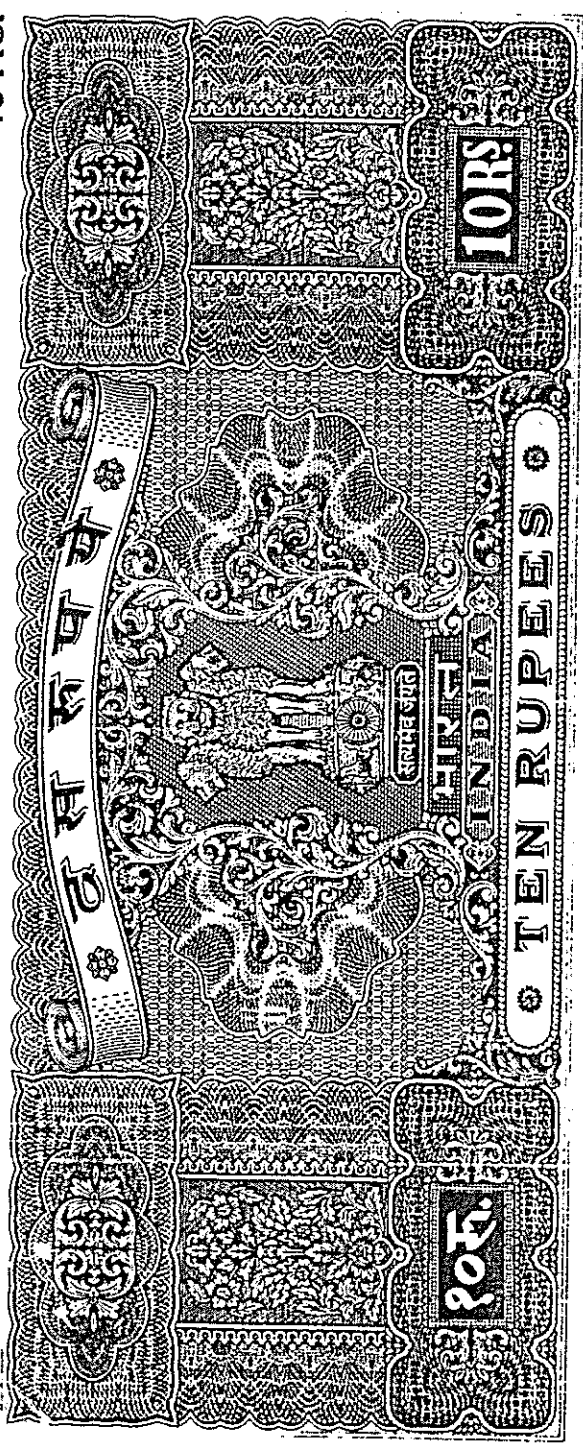


NOTE: drawing if details are subject to change.
 • sizes mentioned are built-up and not carpet sizes.
 • areas mentioned are built-up-area and not carpet area.
 • T-toilet P-pantry D-duct

typical floor plan (iii) 7/8/82
 scale 1:12-0

Methodist office complex
 at abids Hyderabad a.p.

10RS.



Sl. No. 2368524/4182 101 -

Sold to Mr. A.R. Vennan Rao 80 A. Ray Gopals

For Whom: Modi. Bussidam. R. 6/7, 5

17/2

Sub-Registrar Supdt.

& Ex. Off. of the Govt. of Madras

G. S. O. Hyderabad.

A G R E E M E N T

THIS AGREEMENT made at Hyderabad (A.P) the day of 1987 Between MODI BUILDERS-METHODIST COMPLEX and M/s. MODI ENTERPRISES partnership firms having the same constitution and having their office at 1-10-72/2/3, Begumpet, Hyderabad A.P hereinafter for convenience sake jointly referred to as the "LESSORS" (Which expression shall, unless it be repugnant to the context or meaning thereof, include their successors and assigns) of the ONE PART and Mr. Vootla Appa Rao (Karta of HUF), s/o.Mr. Chalmiah residing at 1-1-6/7 Sardar Patel Road, Secunderabad-500 003 hereinafter referred to as the "LESSEES" (Which expression shall, unless it be repugnant to the context or meaning include their successors and assigns) of the OTHER PART.

Whereas the Lessor firms being the developers and sole tenants, respectively, of the complex known as "METHODIST COMPLEX" situated on the premises bearing Municipal No.5-9-189/190 Abid Road/Chirag Ali Road, Hyderabad are interalia authorised by the owners Methodist Church in South Asia, to obtain, from any persons of their choice, amounts by way of premium/goodwill/rent etc., on any terms they deem fit and proper without further referring to the owners, and induct them into possession as Lessees of the relevant portions contracted for.

Agreed

Contd...2

6/8 *Subj. to* *Mod.*

302

Vootla Appa Rao

Modi

(Signature)

18/6/87

27/6/87

14

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2. The period of lease shall commence from the date the tenanted premises are ready for occupation.
3. The monthly rent payable shall be Rs.125/- (Rupees One hundred and twenty five only) per month, payable on or before 5th of each month in advance.
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 - b) To pay all charges for electricity consumed in or upon the Tenanted premises as shown by the separate metre or metres thereof to pay the rent ^{of office, stores} of such metre or metres:
 - c) To pay to the Lessor or if they so direct to the authorities directly or to contribute as the case may be, at actuals, the monthly taxes and other charges and/or cesses of the Public Authorities in respect of the Tenanted Premises. Such payment shall be made punctually and regularly, as and when the same become due:
 - d) To keep the said premises in good order and condition (reasonable wear and tear, damage fire, earthquake or tempest or other irresistible forces or accident excepted) and to contribute towards the upkeep of the lifts stair-cases, landing and other common spaces:
 - e) To use the said premises for commercial purposes and/or other purposes permissible by law:

Sd/-

Sd/-

- f) To permit the owner and the Lessors or their agents to enter into and upon the said premises at all reasonable times, (after giving not less than 36 hours previous notice in writing except in the case of emergency), for all reasonable purposes.
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Condttd..4

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(Description of the Premises)

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EAST	: - Abid Road
SOUTH	: - CHIRAG ALI LANE
WEST	: - Office No.1

SIGNED AND DELIVERED BY THE
within named Lessor) MODI
BUILDERS - METHODIST COMPLEX
in the presence of

(Signature) C.P.H. (SARAF)

SIGNED AND DELIVERED by the
within named Lessee Mr. V. APARAO
in the presence of

Witness.

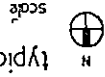
(Signature) R. B. Sharma

(R. B. SHARMA)

1. *Schedule above*
2. *Summation*

methodist complex

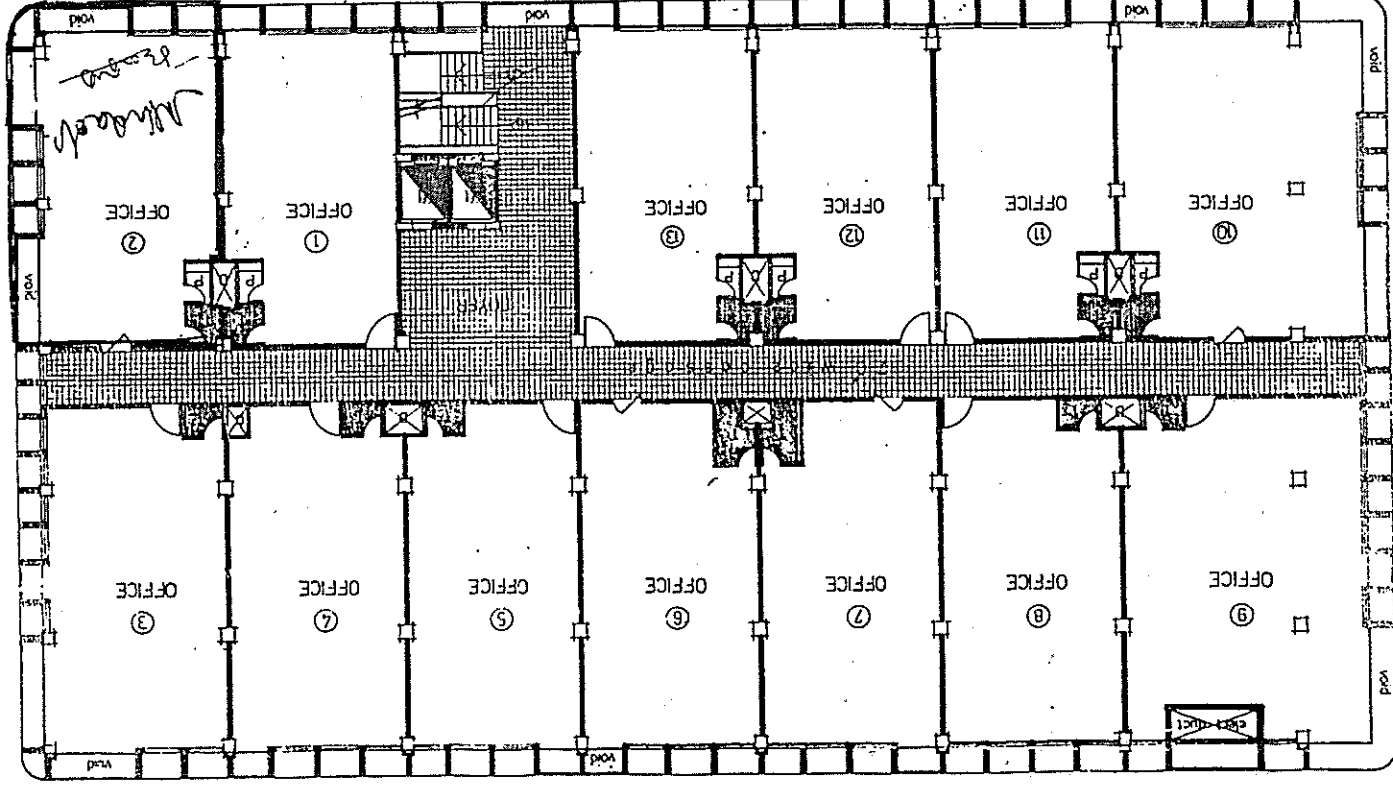
a shopping & office complex
at abids hyderabad a.p.



typical floor plan (III Floor)
scale 1"=12'-0"



NOTE - drawing if details are subject to change.
- sizes mentioned are built-up and not carpet sizes.
- areas mentioned are built-up-area and not carpet area.
- toilet P-pantry D-duct



Methodist

SSRI
MODI BUILDERS METHODIST COMPLEX
ABIDS, HYD

Dt.13-08-08

Maintenance Receipts

Date	R.No.	Ch.No.	Amt	For the month
13-12-05	2445	cash	1250	Nov-05
12-01-06	2470	cash	1250	Dec-05
10-02-06	2498	cash	1250	Jan-06
09-03-06	2521	cash	1250	Feb-06
17-4-06	2565	cash	1250	Mar-06
11-05-06	2600	cash	1250	Apr-06
08-06-06	2636	cash	1250	May-06
05-09-06	2734	cash	2500	Jun, Jul-06
14-9-06	2748	cash	1250	Aug-06
11-10-06	2781	cash	1250	Sep-06
21-12-06	2851	cash	1250	Oct-06
08-01-07	2898	cash	2500	Nov, Dec-06
13-4-07	2981	789424	5000	Jan to Apr-07
02-11-07	3149	cash	2500	May, Jun-07
06-12-07	3192	cash	2500	Jul, Aug-07
02-01-08	3220	cash	2500	Sep, Oct-07

Feb-08.

Outstanding Maintenance from Nov-07 to Jul-08 i.e 9m*1250=11250/-

Nov-07 to Feb-08
 5000/- cash,
 Q.No. 34681.



12 Aug 2008

To The Modi Builders
Managing Director
Metworld Complex
ABIDS
Hyderabad

Sub: Correcting the wall board.

Respected Sir

We Deliver info Solutions Pvt Ltd supplied
3rd floor 302. Please give us a permission to
erect the Company board within outside board of
our premises ^{both sides} & the sizes are @ 18x12"

Thanks
With Regards.

Daleep
Deliver info Solutions Pvt.
Ph: 9347714545


12/8/08

Not approved
They can put their board
only in the inside of the
12/8/08


12/8/08

NO DUES CERTIFICATE

This is to certify that Mr.V.Appa Rao has no dues towards Rent charges for shop No. 302, on the Third Floor of Methodist Complex, Abids, Hyderabad. Amount for Rent charges have been received in full upto 26/09/2009.


SOHAM MODI
Managing Partner

Date: 09.07.2004
Place: Secunderabad.


SURESH BAJAJ
Managing Partner

Mr. Appa Rao,			
Shop No: 302			
Methodist Complex,			
Abids, Hyderabad,			
Agreement Date: 27 th June 1987.			
Rent Every 5 years increase of 20%.			
Rent Arrears:			
Rent arrears from 27/06/1987 to 26/06/1992 @ per month 125/-			7500.00
Rent arrears from 27/06/1992 to 26/06/1997 @ per month 150/-			9000.00
Rent arrears from 27/06/1997 to 26/06/2002 @ per month 180/-			10800.00
Rent arrears from 27/06/2002 to 26/06/2007 @ per month 216/-			12960.00
Rent arrears from 27/06/2007 to 26/09/2009 @ per month 259/-			6993.00
			47253.00
Less :			
Rent received from 27/06/1987 to 26/06/1992 @ per month 125/-			7500.00
Rent received from 27/06/1992 to 26/06/1996 @ per month 150/-			7200.00
			14700.00
Received Rent up to 26/09/2009			32553.00

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(D) *Agreed*
11-2-1988
Contd. 2

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Condtd..4

Satish
Sumit

M. N. S.

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in the presence of

(Signature)
C.P.H. BAJAJ

SIGNED AND DELIVERED by the
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in the presence of

(Signature)
R.B. Sharma

(R.B. SHARMA)

WITNESSES:

1. *Satchin*
2. *(Signature)*

WITNESSES:

(Signature)

methodist complex

at obids hyderabad a.p.

a shopping & office complex

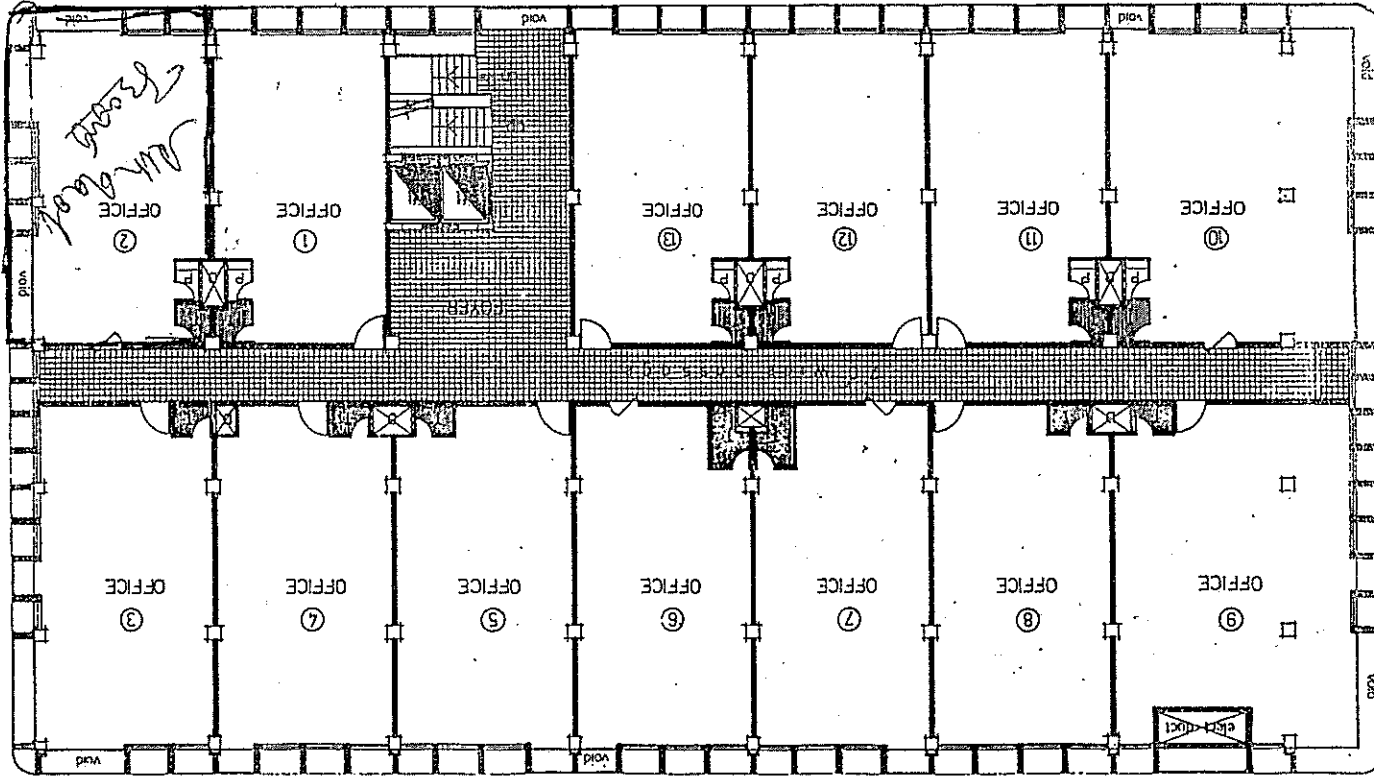
typical floor plan (III 7602)

1:12-0

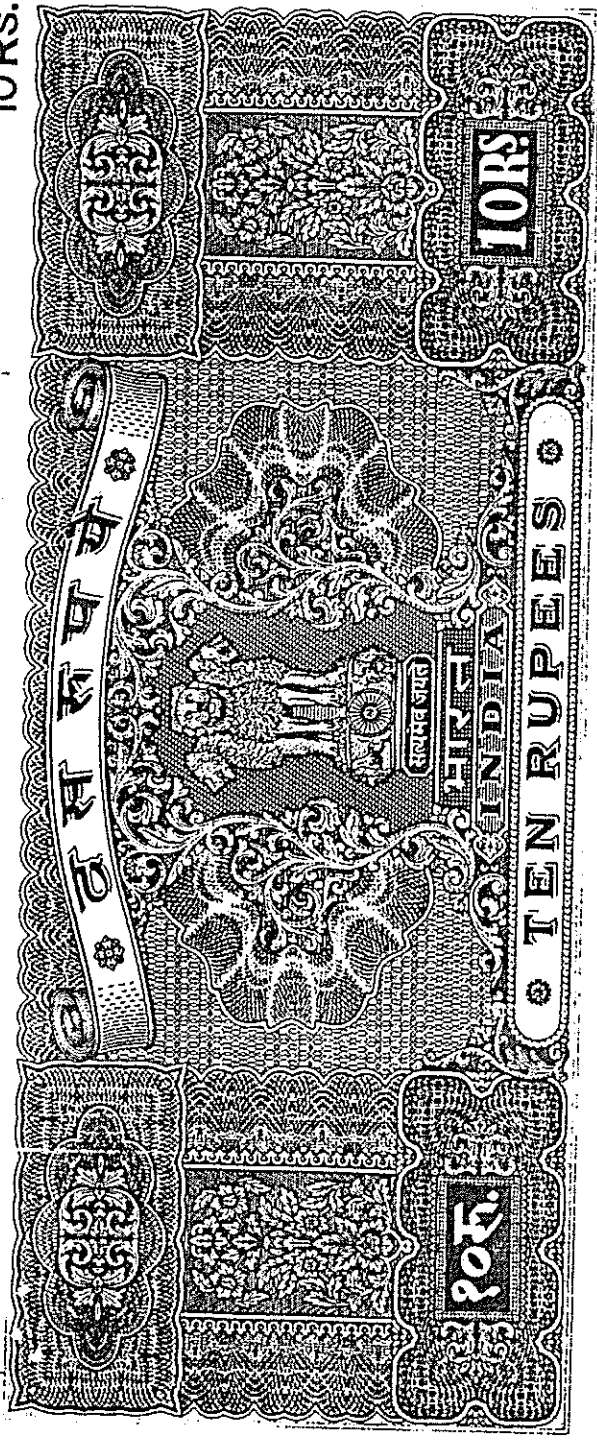
scale



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 • T-toilet P-pooling D-duct



① 10RS.



Sl. No. 2368524/6182101 -

Sold to Mr. A.R. Verman Raw No. A. Key Gopals

For Whom: Modi. Swaidan. R. 10/7/87

17/2

Sub-Register Supdt.

& Ex-Officio, in Charge

G. S. O. Hyderabad.

A G R E E M E N T

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Contd..3

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Condt d..4

Satish mod
Sundar mod

[Signature]

9. The Lessor reserves the right to carry out any further construction on the said property viz: bearing Municipal No.5-9-189/190 Abid Road/Chirag Ali Lane, Hyderabad as also may extension to the already constructed structure viz: "Methodist Complex" as and when they so desire and the Lessee shall not object to the same and shall extend full co-operation to the Lessor for the same.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands the day and year first hereinabove written.

SCHEDULE ABOVE REFERRED TO
(Description of the Premises)

NORTH	:- Common Passage
EAST	:- Abid Road
SOUTH	:- CHIRAG ALI LANE
WEST	:- Office No.1

SIGNED AND DELIVERED BY THE
within named Lessor) MODI
BUILDERS - METHODIST COMPLEX
in the presence of

Prasanna C.P.H. GASTAD

SIGNED AND DELIVERED by the
within named Lessee Mr. V. APARAO

Witness.

R.B. Sharma

(R.B. SHARMA)

WITNESS:

1. Solich Gandhi
2. Suman Shinde

methodist complex

at abids hyderabad a.p.

a shipping II office complex



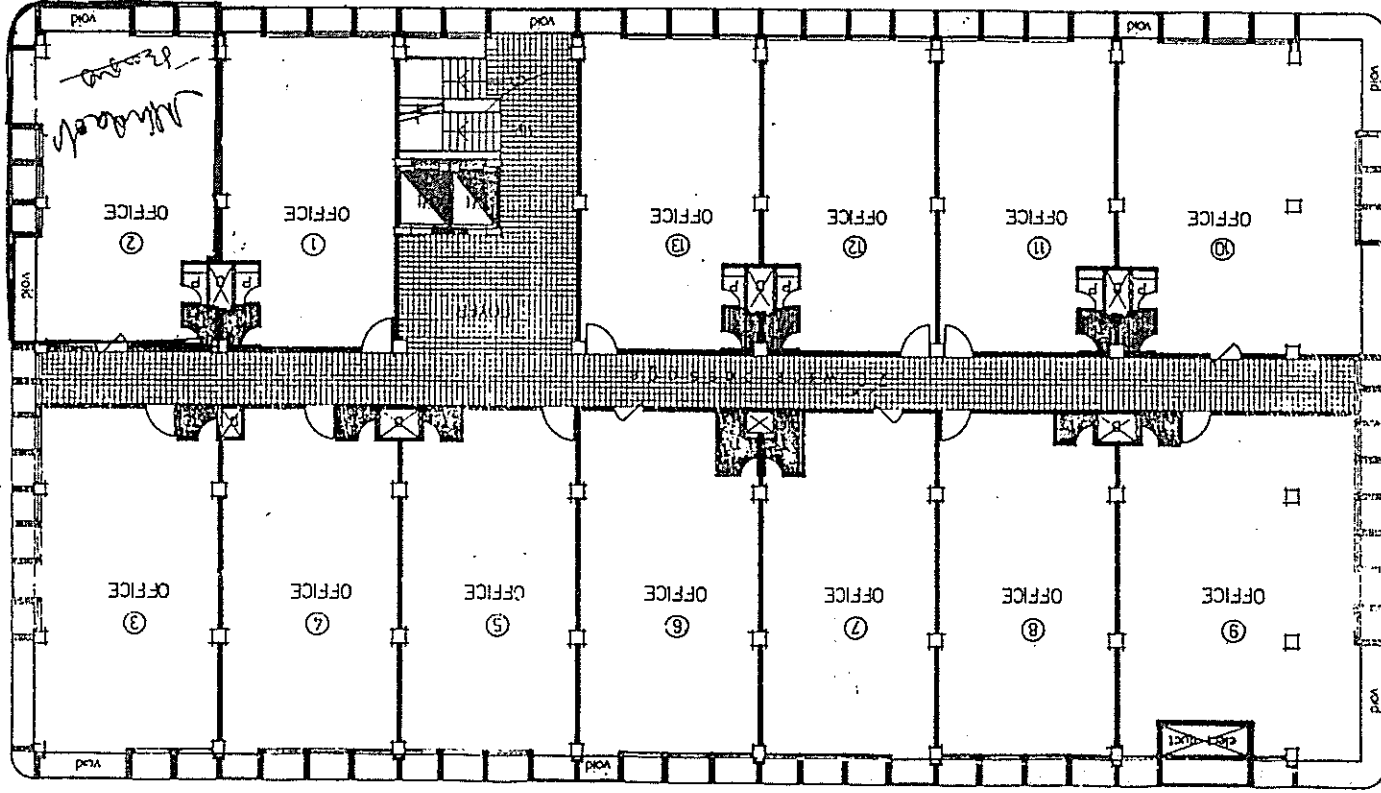
scale

1:12-0

typical floor plan (III Floor)



NOTE: drawing II decks are subject to change.
 * sizes mentioned are built-up and not carpet sizes.
 * areas mentioned are built-up area and not carpet area.
 * T-loket P-pantry D-duct



Methodist