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P1557198 3330/96 5000Rs.



AP-23-IV-A 74038 Ewlaaral
S.L. NO: 0028740 DATE: 02/08/96 RS. 5,000 (MD. HABEEB ALI)
PURCHASER: COL. H SEHGAL
S/O MR. H R SEHGAL
HYD.
FOR WHOM : MRS. RASHMI SEHGAL
W/O KARAN SEHGAL
HYD.
మంయూ న్యూనెట్టయో స్థాపు వెంకట
త.స్థా. కార్యాలయము, ఇ.త. కార్యాలయము
హైదరాబాదు.

LEASE DEED
This Deed of Lease is made on this the 2nd day of August 1996
by and between

1. Sri Satish Modi son of Sri Manilal Modi, aged 51 years, occupation business partner representing MODI ENTERPRISES (owned by MODI BUILDERS METHODIST COMPLEX) a partnership firm having its Office at 5-1-32, R.P. Road, Secunderabad - 500 003.
2. Sri Sumesh Bajaj son of Sri Barmanand Bajaj, aged years, occupation Business, partner representing MODI ENTERPRISES (Owned by MODI BUILDERS METHODIST COMPLEX) a partnership firm having its office at 5-1-32, R.P. Road, Secunderabad - 500 003.

(HEREINAFTER referred to as LESSOR, which term shall mean and include all their heirs, successors, legal representatives, administrators, assigns, etc..)

AND
Smt Rashmi Sehgal, W/o. Shri Karan Sehgal, aged 41 years, 8-2-579/3, Road No.8, Banjara Hills, Hyderabad - 500 001

(HEREINAFTER referred to as the LESSEE, which term shall mean and include all his heirs, successors, legal representatives, administrators, assigns, etc.).

WHEREAS M/s The Methodist Church in India are the owner of premises bearing No.5-9-189/198, situated at Chirag Ali Lane, Abid Road, Hyderabad, A.P.

AND WHEREAS in pursuance of a registered deed of lease dated 19.4.1988 registered Document No.686/98 of 1998 before District Registrar office, Nampally, Hyderabad. The said M/s TH

Satish Modi
Sumesh Bajaj
Rashmi Sehgal

Handwritten signature: *H. Scott Smith*
 Date: *Nov 25 - 1955*

5000Rs.



AP-23-IV-A 74039

Col. H. Sehgal

S.L.NO: 0028741 DATE: 02/08/96 RS: 5,000

PURCHASER: COL. H. SEHGAL
S/O MR. H. R. SEHGAL
HYD.

నల్ల-పరిశ్రమ, పరిశ్రమలు
మరియు వాటి-పరిశ్రమ స్థానపు వెండ్రు
■ పా. కొర్రులము, వ.ప. కొర్రులము
హైదరాబాదు.

FOR WHOM : MRS. RASHMI SEHGAL
W/O KARAN SEHGAL
HYD.

Methodist Church in India have granted a long lease in favour of the LESSOR herein on the terms and conditions mentioned therein in relation to 2,760 sq. mts. of land out of the premises bearing No.5-9-189/198 situated at Chirag Ali Lane, Abid Road, Hyderabad.

AND WHEREAS duly authenticated copy of the said registered lease deed dated 19.04.1988 is hereby furnished by the LESSOR herein to the LESSEE herein:

AND WHEREAS M/s The Methodist Church in India had also executed a development agreement in favour of the LESSOR herein dated 09.01.1981 in pursuance of which the LESSOR herein had a right to take up construction on the leasehold site;

AND WHEREAS in pursuance of the said development agreement dated 9.1.1981, the LESSOR herein has taken up and completed the construction by raising suitable structures thereon after obtaining sanction therefor from the Municipal Corporation of Hyderabad.

AND WHEREAS the LESSOR herein has represented that as per the development agreement dated 9.1.1982 and the lease deed dated 19.4.1988 which is registered on 9.9.98 executed by and between M/s. The Methodist Church in India and the LESSOR herein is authorised to create valid and subsisting sub-lease for longer periods and any such sub-lease created by the LESSOR herein with respect to the aforesaid leasehold (which is covered by the registered lease deed dated 19.4.1988) or any part thereof shall be valid, subsisting and binding on the M/s. Methodist Church in India;

Satish Moh

Karan Sehgal

.... 3
Rashmi Sehgal

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 నంబర్
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 నామం నం. పేరు.



Note: Copy has been Registered
 along with the Original.

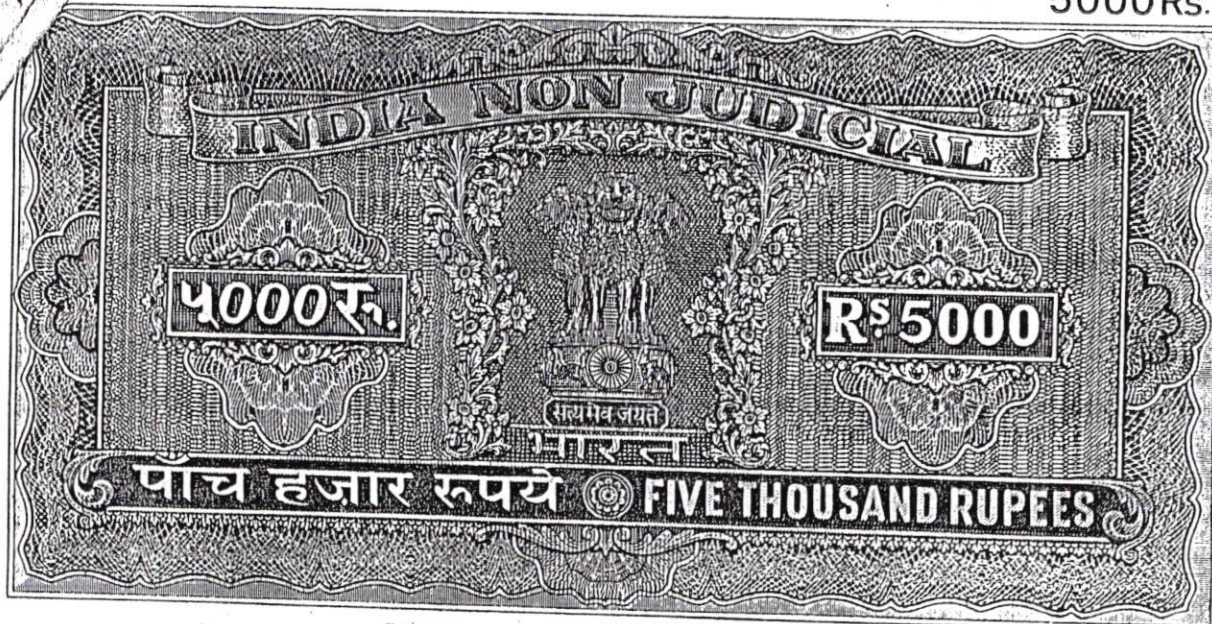
[Signature]
 Joint Sub-Registrar-I

3578
 నం. పుస్తకము (3578) నంబర్ 47
 66 పుటల 1006 ప నం 19 / 1006
 3330 నంబర్ గా రిజిష్టరు చేయబడినది
 1006 ప నం 19 / 1006 నం 21 న పేరి
 19/8... మానం 30 ప పేరి

[Signature]
 నామం నం. పేరు.
 హైదరాబాద్.



5000Rs.



AP-23-IV-A 74040

S.L.NO: 0028742 DATE: 02/08/96 RS: 5,000

Chavell

PURCHASER: COL.H SEHGAL
S/O MR.H R SEHGAL
HYD.

FOR WHOM : MRS.RASHMI SEHGAL
W/O KARAN SEHGAL
HYD.

AND WHEREAS clause 5 (h) of the said registered lease deed dated 19.4.1988 reads as follows:-

"The Tenant shall be entitled to assign, transfer, sublet and/or give on lease and license, the tenanted premises or any portions thereof, for such consideration as the Tenant may consider proper and for which no further consent of the Landlord shall be required. It is hereby declared that in the event of cancellation of the said Development Agreement or this Tenancy Deed entered into with the said M/s. Modi Builders/ M/s. Modi Enterprises, the sub-tenant(s) performing his/her/their obligations as per the Agreement entered into with Modi Builder/Modi Enterprises, such subtenancy shall continue to be in force and the subtenant(s) shall have the right to enjoy the premises they have contracted and in such an event, his/her/their obligation will be towards the Church, the Landlord/Owner."

AND WHEREAS the LESSEE herein has been desirous of taking a portion of the aforesaid premises covered by the registered lease deed dated 19.4.1988 relating to an extent of 442 Sq.ft. of super built up area from the lower ground floor which is in the nature of a Mulgi/Shop;

NOW THEREFORE THIS DEED OF LEASE/SUB-LEASE WITNESSETH AS FOLLOWS:

1. The LESSOR herein does hereby transfer by way of lease/sub/lease to the LESSEE herein a portion of 442 Sq. Ft. of super built up area which is on the lower ground floor of the premises which is part of premises bearing No.5.7.189/198 situated at Chirag Ali Lane, Abid Road, Hyderabad, and which portion is the nature of a Mulgi/Shop and described in the plan

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Satish Mall

[Signature]

Rashmi Sehgal

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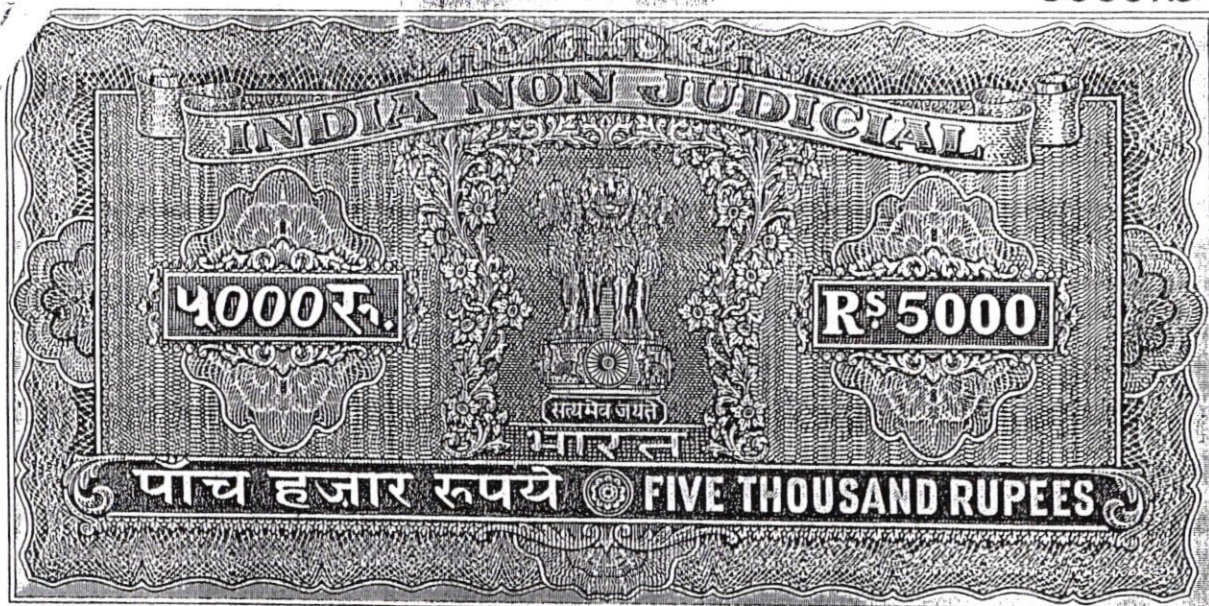
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అంశం నంబర్





AP-23-IV-A 74011

S.L.NO: 0028743 DATE: 02/08/96 RS: 5,000

Chareel

PURCHASER: COL.H SEHGAL
S/O MR.H R SEHGAL
HYD.

ॐ श्री गणेशाय नमः
ॐ श्री गणेशाय नमः
ॐ श्री गणेशाय नमः
ॐ श्री गणेशाय नमः

FOR WHOM : MRS.RASHMI SEHGAL
W/O KARAN SEHGAL
HYD.

annexed to this deed and more particularly described in the Schedule annexed to this deed and hereinafter referred to as the "MULGI/SHOP".

2. The LESSOR herein confirms that the LESSEE herein is put in possession as a tenant/subtenant of the aforesaid "MULGI/SHOP" and the LESSEE herein shall continue to remain in possession thereof under and in pursuance of this deed and in accordance with the terms and conditions herein contained.

3. It is agreed that the duration of the lease shall be till the structure of the said "MULGI/SHOP" remains in existence, and/or is capable of being used by the LESSEE herein effectively, and/or till the lease between the LESSOR herein and M/s. The Methodist Church in India subsists, whichever is later. It is agreed that at no time and for no cause the lease shall be terminated, except at the option of the LESSEE herein, during the subsistence of the aforesaid period.

4. The LESSEE herein had paid a sum of Rs.4,70,000/- (Rupees Four Lakhs and Seventy Thousand Only) a refundable deposit to the LESSOR herein which shall carry no interest whatsoever. The said amount has been received by the LESSOR herein from the LESSEE herein vide cheque No.011141 dated 2.8.96 drawn on U.I. Bank Ltd., Begumpet, Hyderabad.

The Lessor herein admits the receipt of the said sum of Rs.4,70,000/- (Rupees Four Lakhs and Seventy Thousand Only).

5. During the subsistence of this lease, the LESSEE herein shall be liable to pay a sum of Rs.75 (Rupees Seventy Five only) per

*Satish**...**Rashmi Sehgal*

3330-96

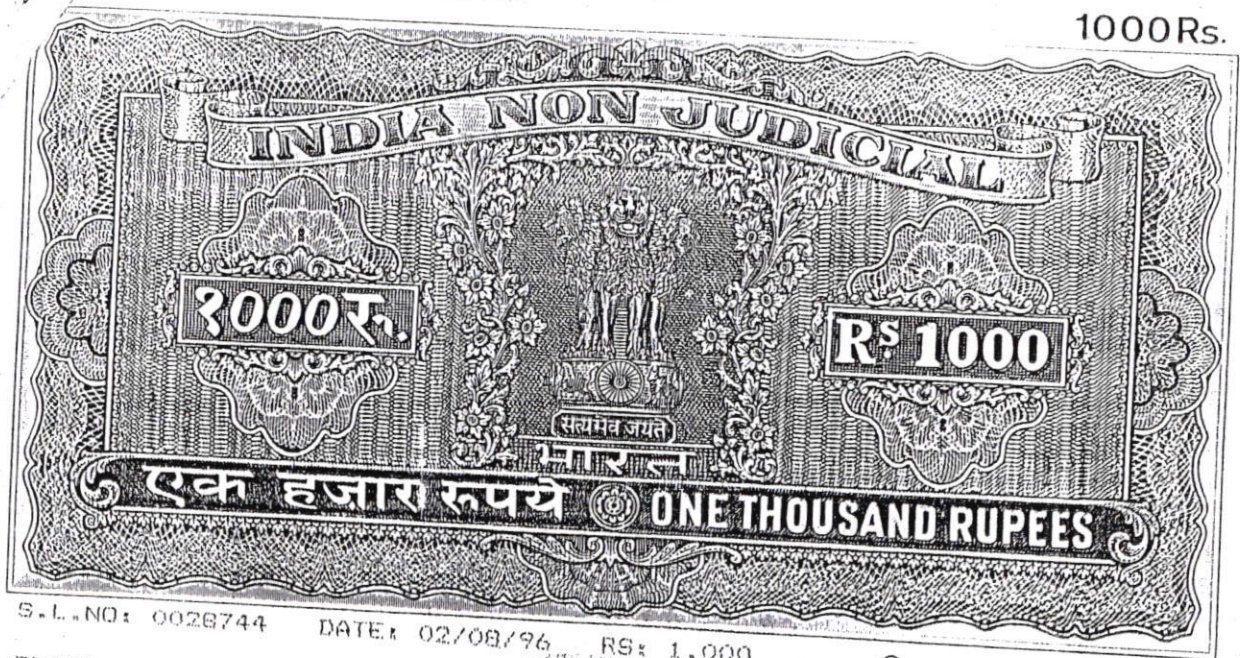
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1 JUL 1996



1000Rs.



S.L.NO: 0028744 DATE: 02/08/96 RS: 1,000

PURCHASER: COL. H. SEHGAL
S/O MR. H. R. SEHGAL
HYD.

Signature

FOR WHOM: MRS. RASHMI SEHGAL
W/O KARAN SEHGAL
HYD.

55-6829-5, 1st Floor
Main Road, 55-6829-5, 1st Floor
Hyderabad, A.P. 500 008
T. 55-6829-5.

month as rent. The said rent shall be revised every five years by increasing the same by 20% of the then existing rent payable by the LESSEE herein to the LESSOR herein.

6. The LESSEE herein shall be liable to pay proportionate share of maintenance charges towards the common facilities as paid by the other tenants of the complex, amenities, access, water facility etc., insofar as the "MULGI/SHOP" is part of the whole complex.

7. The LESSEE herein shall pay electricity charges as per separate meter provided for the lessee herein as per consumption shown therein

8. The LESSEE herein shall be entitled to assign, transfer or sub-let or give on lease and licence the "MULGI/SHOP" or any part thereof for such consideration as the LESSEE herein may consider proper and for such assignment or transfer etc., shall be in accordance with the terms and conditions of this lease deed and the registered lease deed dated 19.4.1980, which is registered on 9.2.1990. It is further agreed that in the event of such an assignment, transfer etc., the refundable deposit of Rs.4,70,000/- (Rupees Four Lakhs and Seventy Thousand only) automatically stand transferred to such assignee or transferee etc.,

9. It is agreed that the LESSEE herein shall not use the "MULGI/SHOP" for any purpose which is illegal or prohibited by law or for such purpose which has been specifically prohibited under the lease deed dated 19.4.1980, which was registered on 9.2.1990 nor the LESSEE herein shall be entitled to cause any

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Signature

Signature

Rashmi Sehgal

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1000Rs.

INDIA NON JUDICIAL

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R\$ 1000

सत्यमेव जयते

भारत

एक हजार रुपये

ONE THOUSAND RUPEES

S.L. NO: 0028748

DATE: / /

PURCHASER: COL. H SEHGAL
S/O MR. H R SEHGAL
HYD.

FOR WHOM : MRS. RASHMI SEHGAL
W/O KARAN SEHGAL
HYD.

Chares

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మరియు ఎక్స్-టెన్సివ్ లీ వుండడం
వల్ల బాగా పెరిగింది, ఇది చాలా పెరిగింది
మరియు పెరిగింది.

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structural changes or damage to the said "MULGI/SHOP".

10. The LESSEE herein shall also pay the municipal and other taxes payable for the "MULTI/SHOP" and other charges, if any, payable to any local authorities including the Municipal Corporation of Hyderabad. At present the MCH tax is Rs. 2.50 per annum.

11. It is agreed that in the event of non payment of rent, the arrears shall carry interest at 24% but no amount of default shall be considered as giving any right to the LESSOR herein to terminate the LEASE.

12. The LESSOR herein does hereby agree that during the subsistence of this lease, the LESSEE herein shall be entitled to occupy the "MULGI/SHOP" peacefully without any let or hindrance from any person whatsoever and that the LESSOR herein shall perform whatever obligations he has to M/s. The Methodist Church in India so that the right and interest of the LESSEE herein is in no way affected.

13. It is hereby agreed that the LESSEE herein shall be entitled to make use of the staircase, landing, common entrances to the building for egress/ingress and all other amenities and conveniences available in the said complex.

14. It is agreed between both the LESSOR and the LESSEE as the LESSEE and other family members have taken the adjacent portions so as to enable the LESSEE and other family members to use the said blocks as the compact block if necessary as per the need and requirement of the lessee and in view of the various blocks have

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S. L. Mohr

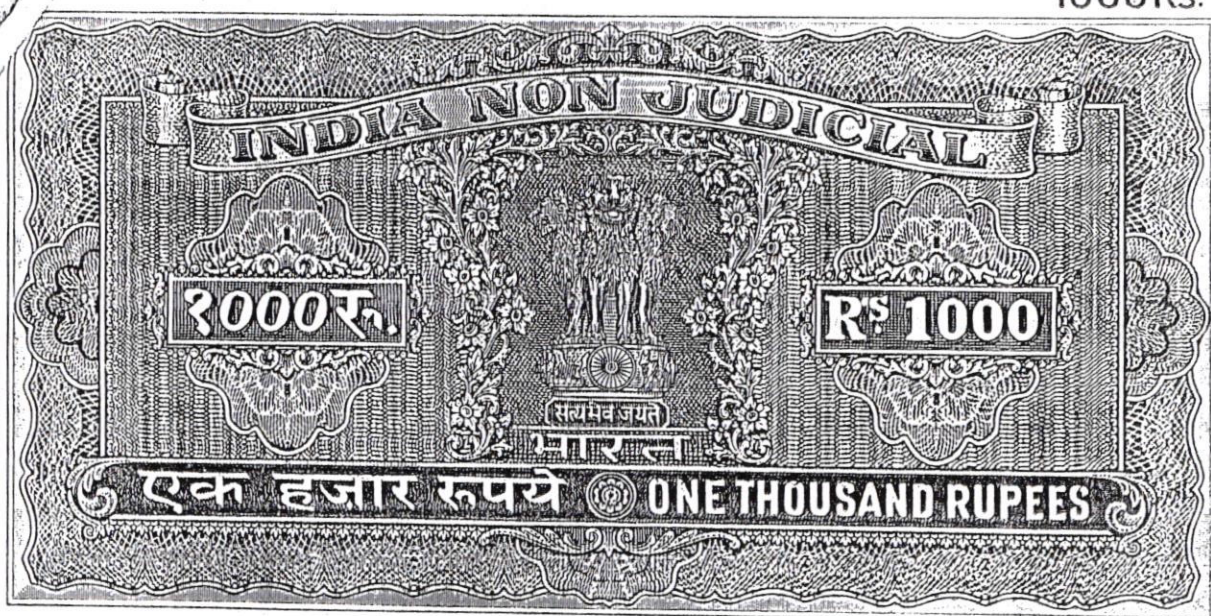
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Rashmi Sehgal

No. 3330-96
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1000Rs.



S.L.NO: 0028746 DATE: 02/08/96 RS: 1,000

PURCHASER: COL.H SEHGAL
S/O MR.H R SEHGAL
HYD.

FOR WHOM: MRS.RASHMI SEHGAL
W/O KARAN SEHGAL
HYD.

Charees

सत्यमेव जयते
सत्यमेव जयते
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been taken by the LESSEE and the LESSOR hereby authorise and it has been specifically agreed the LESSEE and other family members their successors in interest shall be entitled to put up sign boards/Neon sign board above the shop.

It is hereby agreed between the LESSOR and the LESSEE that if the LESSOR so desires to use the premises which is hereby let out under this lease deed along with the other portions in the same building by joining by removal of partition walls and also to put up staircase joining the lower ground floor and the upper ground floor as may be required by the LESSEE and the LESSOR shall not have any objection for putting staircase joining the lower ground floor portion and the upper ground floor portion without causing damage structurally by taking appropriate precautions in consultation with the Structural Engineer.

15. It is hereby agreed that the LESSOR herein shall have right to carry on further construction in the said complex as may be permissible in accordance with the Municipal Act, rules and by-laws, and the LESSEE herein shall not be entitled to object to the same provided, however that any such construction or construction activity does not cause the LESSEE herein any hindrances whatsoever.

Satish Moh

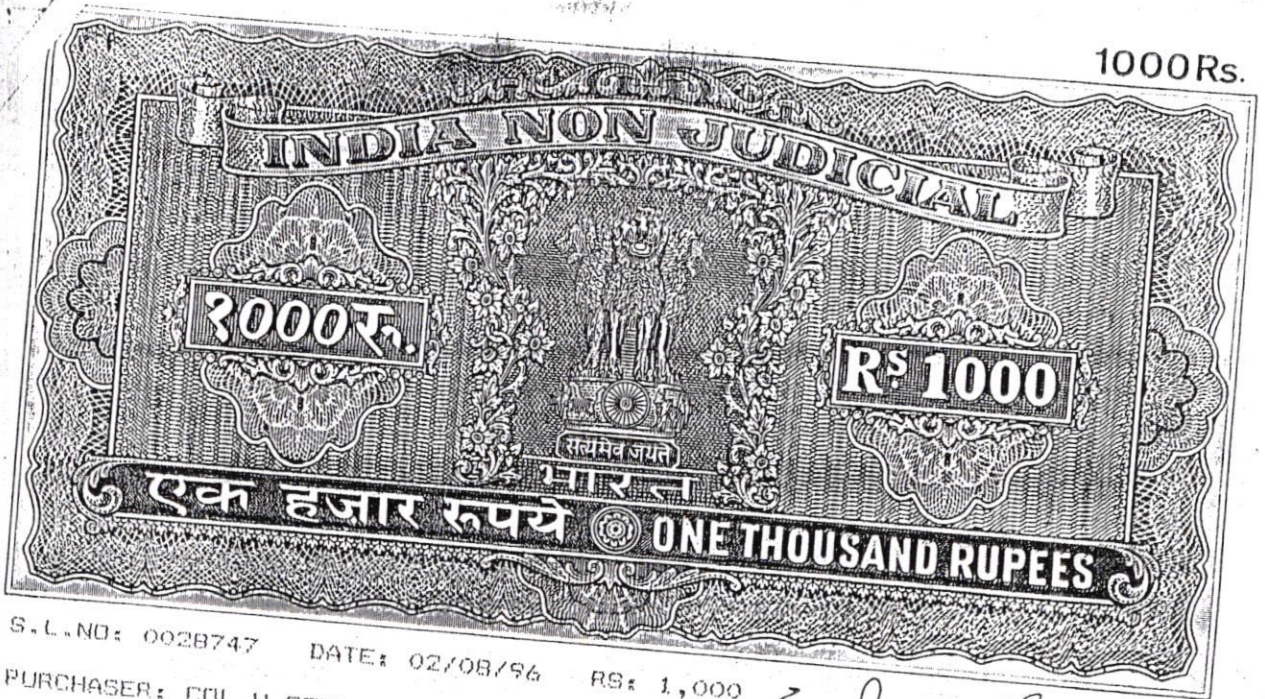
Sunil Kumar

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Rashmi Sehgal



1000Rs.



S.L.NO: 0028747

DATE: 02/08/96

RS: 1,000

PURCHASER: COL.H SEHGAL
S/O MR.H R SEHGAL
HYD.

Col H R Sehgal

FOR WHOM : MRS. RASHMI SEHGAL
W/O KARAN SEHGAL
HYD.

శక్తి-000000, పర్యవేక్షకులు

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ప్రదర్శన.

16. In the event of the LESSEE herein desiring to terminate this lease, at his own option, the LESSOR would be bound to refund back the refundable deposit of Rs.4,78,000/- (Rupees Four Lakhs and Seventy Thousand Only) simultaneously with the LESSOR herein delivering vacant possession of the said "MULGI/SHOP".

17. Since this sub-lease contemplated by this lease deed is to be long term arrangement and for the purpose of stamp duty and registration this deed may be deemed for a period of (30) years and shall be renewed on the same terms and conditions including this clause for renewal and any non-execution of the renewed lease deed will not entitle the LESSOR herein to terminate the lease and it shall be deemed to be continuing tenancy on the terms and conditions mentioned in this lease deed.

Col H R Sehgal

Mrs. Rashmi Sehgal

.... 9 *Rashmi Sehgal*

20RS

बी स रुप ये

भारत

INDIA

20RS

20RS

TWENTY RUPEES

Wharrell

గుడి - రిశినింగు. పరక - పేదగులు
 మిరియు - కృష్ణ - పచ్చయో పా - పు పెండ్లకు
 ప్తా - పా - లయము, ౧. ౧ ౧౦ రాతలయము
 మందలరాదు.

SCHEDULE OF PROPERTY

EAST & WEST : SHOP NO 11 & SHOP NO 9
NORTH : NEIGHBOURS.
SOUTH : SHOP NO 25

(En typing)

IN WITNESS whereof this lease deed is signed and executed by the parties in presence of the following witnesses on the date first above mentioned, at Hyderabad.

~~SECRET~~

1.

2.

~~G KANAKARAO~~

~~Singh~~

(COL H. Singh)

LESSOR *Rashmi Sehgal*

Callenbach R.R. 200
 7 Rs. 100/- on 21-8-86.

నంబర్ 3330-96 చం.పు
 ప్రా. వే.ల. మొత్తం కాగితముల సంఖ్య
 : 10 : ఈ కాగితముల వదున
 ప్రతి : 9
 తాయింట్ నందొక్కరూ.

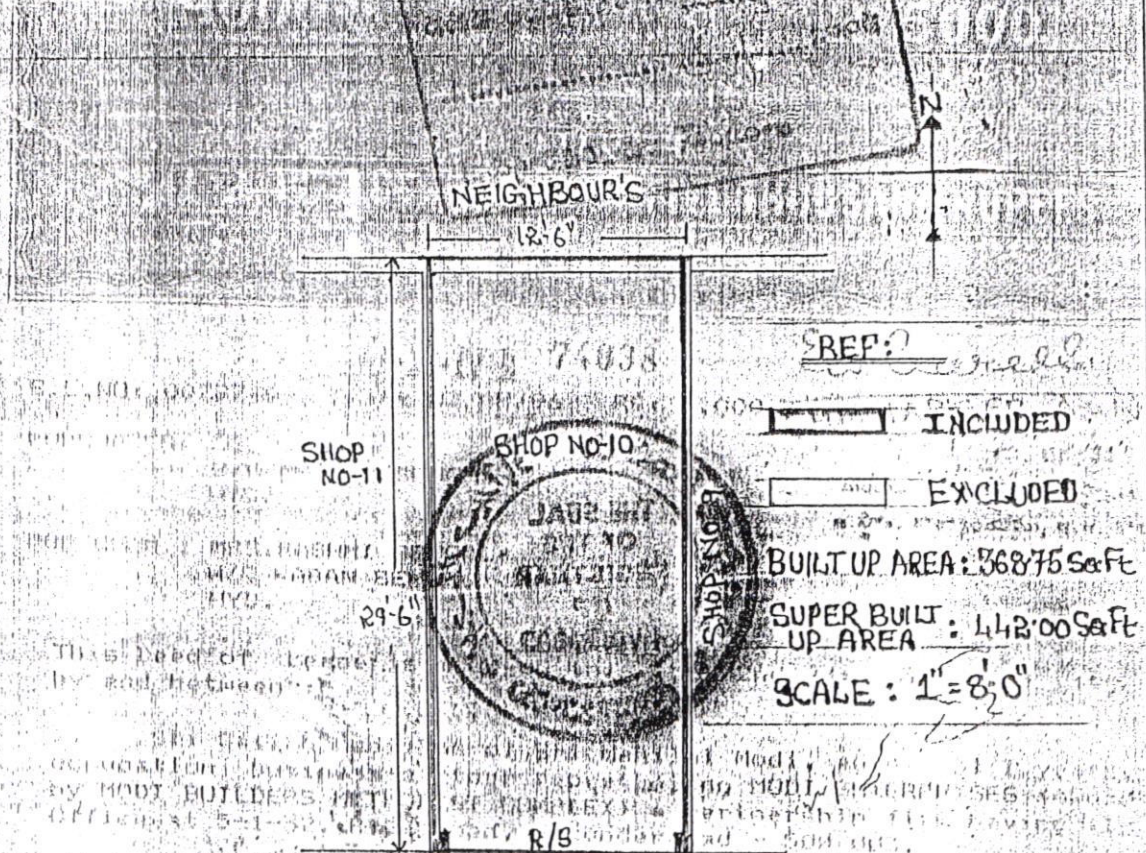


DEED PLAN OF SHOP NO. 10 LOWER GROUND
DOOR - BEARING PERMISES NO-5-9-189/190
SITUATED AT CHIRAG ALI LANE ABID ROAD HYD. AP.

LESSOR: 1) SRI SATISH MODI S/O SRI MANILAL MODI

2) SRI SURESH BATAT S/O SRI PARMANAND BATAT

LESSEE: SMT. RASHMI SEHGAL

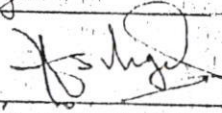


...SRI SURESH BATAT S/O SRI PARMANAND BATAT ...
...SHOP NO. 15 ...
...CHIRAG ALI LANE ...

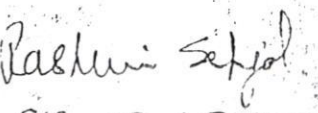
...HEREINAFTER referred to as LESSOR, which term ...
...include all their heirs, successors, administrators, assigns, etc.,

...Smt. Rashmi Sehgal, wife of Smt. Manilal Modi, ...
...Road No. 11, Chirag Ali Lane, Hyderabad - 500 001

WITNESSES

1) 
2) 
(COL. H. SEHGAL)

SIG. OF LESSOR


SIG. OF LESSEE

