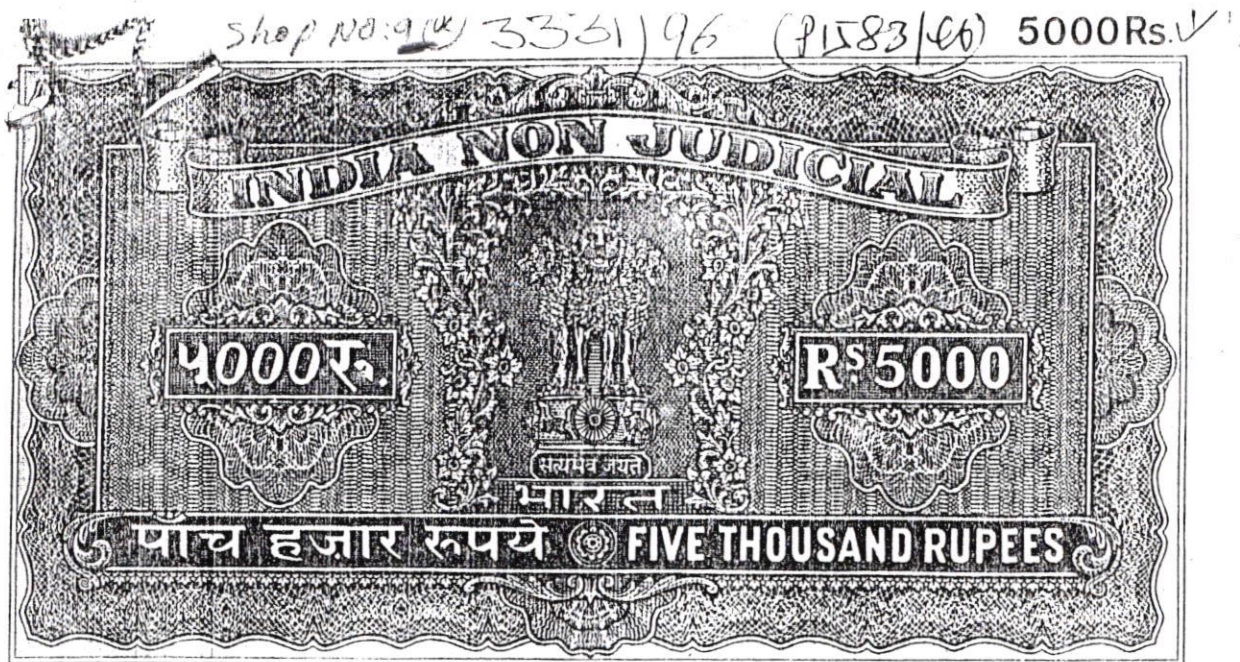




AP-23-IV-A

74034

Collected

S.L.NO: 0028726 DATE: 02/08/96 RS: 5,000 (MD. HABEEB ALI)

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

FOR WHOM: KARAN VIR SEHGAL
S/O MR. T. R. SEHGAL
REPRESENTATIVE H.U.F.,
C/O SEHGAL MOTORS (P) LTD.,
RAJHAVAN ROAD, HYD.

LEASE DEED

This Deed of Lease is made on this the 21st 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 Suresh Bajaj son of Sri parmanand 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

Shri Karan Vir Sehgal representing the H.U.F., 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.5-9-189/190, situated at Chirag Ali Lane, Abid Road, Hyderabad, A.P.

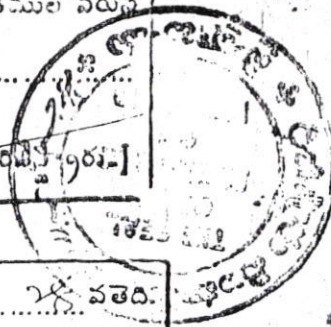
AND WHEREAS in pursuance of a registered deed of lease dated 19.4.1988 registered Document No.686/96 of 1996 before District

Satish Modi

Suresh Bajaj

Karan V Sehgal

కేసు నంబర్ 3331/96 పం. పు
 వస్తా వేలం మొత్తం కాగితముల సంఖ్య
 10 ఈ కాగితముల వరుస
 సంఖ్య 1
 బాయిల్డ్ పేజ్ - రిజిస్ట్రేషన్ (96)



1996వ సం. అక్టోబరు నెల 28 వ తేది
 1918 శా.శ. హైదరాబాద్ మాసము 6 వ తేది
 తది పగలు 3:45 గ. ఉప మధ్య
 హైదరాబాద్ (జిల్లా) లోని అఫీసు నా లు
 చేసి రుసుము రూ. 265/- చెల్లి, చినది

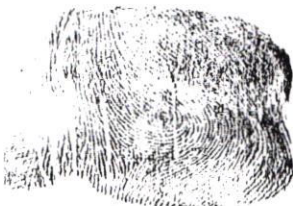
వాసి యచ్చినట్లు బహుకొన్నది
 ఎడమ బొటాన వేలు



Satish Moh

Satish Moh. 5-1-32
 s/o manish mohi RP Road, Secunderabad.
 (Builder)

ఎడమ బొటాన వేలు



Suresh Babu

Suresh Babu s/o R. H. Babu
 5-1-32 A.P. Road. Sec 1-32
 BUSINESS

ఎడమ బొటాన వేలు



Karan V. Seligal

Karan V. Seligal
 s/o Shri T. N. Seligal
 Rd No 8 Bayana Hallis, Hyderabad.
 Business

ఎడమ బొటాన వేలు

1. Syed Chaud

Syed Chaud s/o Syed Abzal. Rao Bhandari Road. MS Market
 Hy 1.

2.

Col H. Seligal

Col H. Seligal s/o HR Seligal 7-4-86/250
 Subashini Colony. Hy 1-8

1996 వ సం||

అక్టోబరు

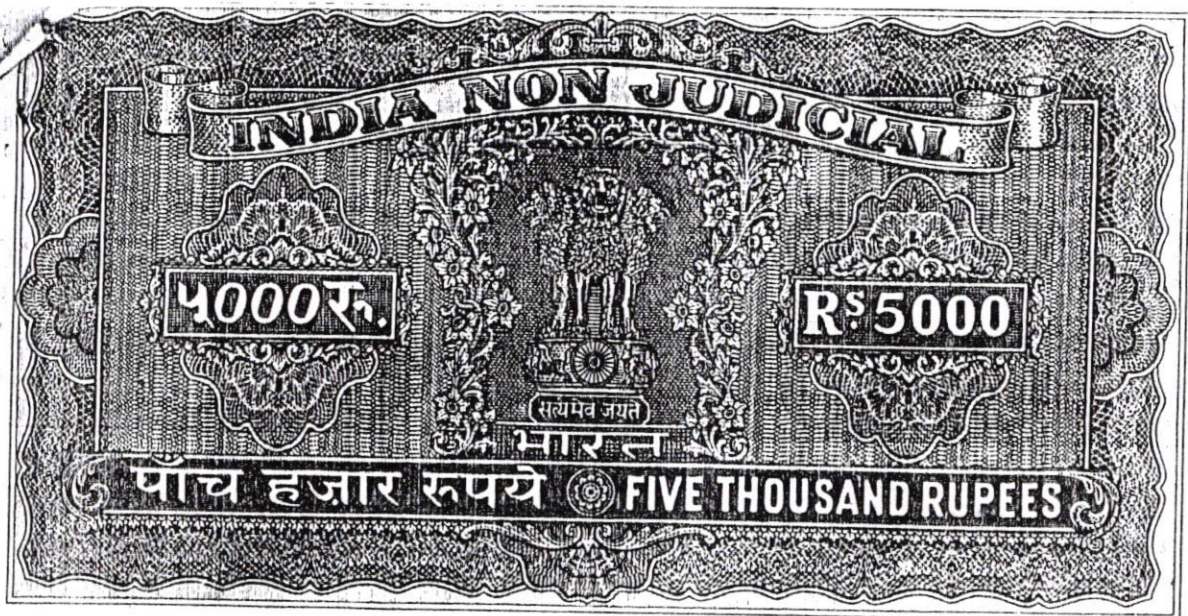
28 వ తేది

1918 శా.శ.

హైదరాబాద్ మాసము

6 వ తేది

బాయిల్డ్ పేజ్ - రిజిస్ట్రేషన్ - P



AP-23-IV-A 74035

Charires

S.L.NO: 0028727 DATE: 02/08/96 RS: 5,000

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

ఇది ఒక ప్రైవేటు డాక్యుమెంట్
మరియు ఇది ఒక ప్రైవేటు డాక్యుమెంట్
ఇది ఒక ప్రైవేటు డాక్యుమెంట్
ఇది ఒక ప్రైవేటు డాక్యుమెంట్

FOR WHOM : KARAN VIR SEHGAL
S/O MR.T R SEHGAL
REPRESENTATIVE H.U.F.,
C/O SEHGAL MOTORS (P) LTD.,
RAJHAVAN ROAD, HYD.

Registrar office, Nampally, Hyderabad. The said M/s The 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 2,769 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-leases 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

Satish Mohi

Sunil K. S.

Karan V. Sehgal

పుస్తకం 3331/96 నం.పు
 దస్తావేజుల మొత్తం కాగితముల సంఖ్య
 10 ఈ కాగితముల వరుస
 పేజీ 2
 జాయింట్ సబ్-రిజిస్ట్రార్-1



Note: ^{Two} Copies has been Registered along with the Original.
 Joint Sub-Registrar

నా ఆ సరిమొ వాయిదా నిం.
 పుటలో 1996 వ సం॥ 19/8 కా.శ.
 3331 నెంబరుగా రిజిష్టరు చేయబడినది
 1996 వ సం॥ డిసెంబర్ నెం 21 క లేదా
 1918 కా.శ. ఆగస్టు మాసం 30 వ తేదీ

జాయింట్ సబ్-రిజిస్ట్రార్-1
 హైదరాబాద్.

V-3513
 P-315-334



5000Rs.



AP-23-IV-A 74036

S.L.NO: 0028728 DATE: 02/08/96 RS: 5,000

Chhatel

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

శక్తి-విద్యుత్. పర్యవేక్షకులు
మరియు ఎన్జీ-ఆర్.ఎస్.ఎస్. స్టాంపు పెండ్లకు
ఆర్.ఎస్.ఎస్. స్టాంపు, ఆ.ఎ. స్టాంపు
ప్రతిపాదించు

FOR WHOM : KARAN VIR SEHGAL
S/O MR.T R SEHGAL
REPRESENTATIVE H.U.F.,
C/O SEHGAL MOTORS (P) LTD.,
RAJBHAVAN ROAD, HYD.

:: 3 ::

be valid, subsisting and binding on the M/s. Methodist Church in India;

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

Sahar mah

Amulya

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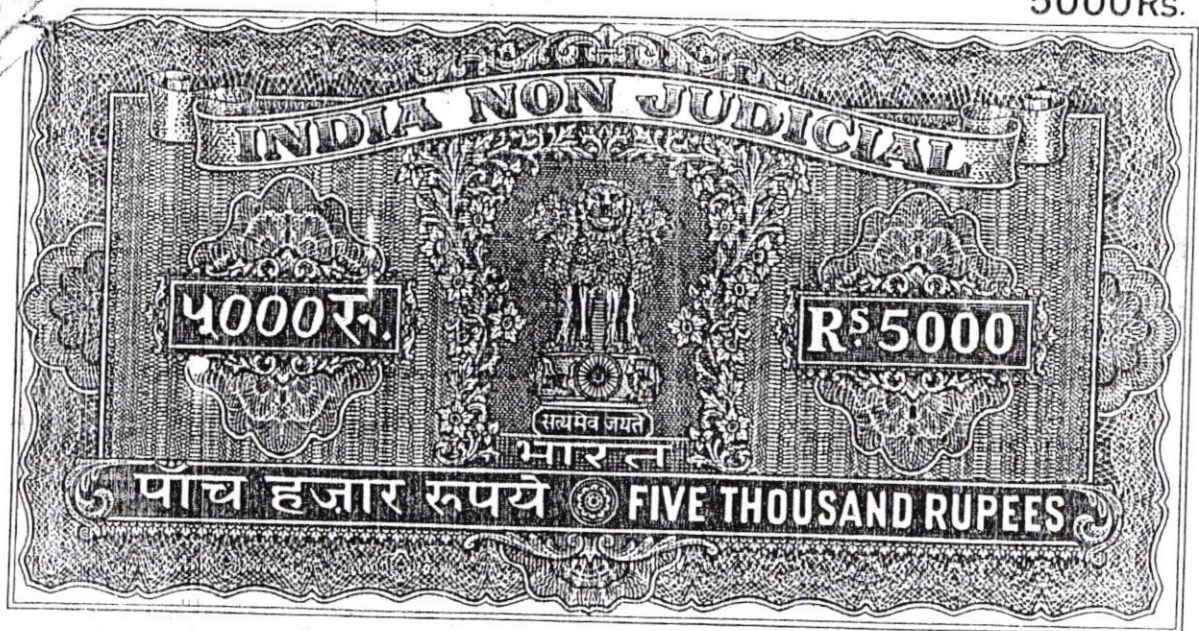
Karan V Sehgal

11

పునకం 333/96 నం. పు
 దస్తావేజాల మొత్తం కాగితముల సంఖ్య
 10 ఈ కాగితముల వరుస
 సంఖ్య 3
 జాయింట్ సెల్ రిజిస్ట్రారు.]



5000Rs.



AP-23-IV-A 74037

Chareel

S.L.NO: 0028729 DATE: 02/08/96 RS: 5,000

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

బి.వి.ఎస్.ఆర్. రోడ్, చర్య-వేదిక
మరియు చర్య-వేదిక ప్లాంట్ వెంట
• ప్లా. రిజిస్ట్రేషన్, ఇ.వి. రిజిస్ట్రేషన్
కూడగా.

FOR WHOM : KARAN VIR SEHGAL
S/O MR.H R SEHGAL
REPRESENTATIVE H.U.F.,
C/O SEHGAL MOTORS (P) LTD.,
RAJBHAVAN ROAD, HYD.

1. 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.52, 132/123 situated at Chirag Ali Lane, Abid Road, Hyderabad, and which portion is the nature of a Mulgi/Shop and described in the plan 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.018686 dated 22.10.95 drawn on State Bank of India, Narayanguda, Hyderabad.

Satish Reddy

Witness of D

Karan V. Sehgal

1 పుస్తకం 333/196 నం. పు
 దస్తావేజుల మొత్తం కాగితముల సంఖ్య
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 జాయింట్ సెక్ రెజిస్ట్రార్.



INDIA NON JUDICIAL

१००० रु.

RS 1000

सत्यमेव जयते

भारत

एक हजार रुपये

ONE THOUSAND RUPEES

Whales

కమిషనరీ, విజయవాడ
 ముందు పేజీ - విజయవాడ పోస్టాఫీసు
 పోస్టాఫీసు - విజయవాడ, 2.10.1954
 పోస్టాఫీసు - విజయవాడ

FOR WHOM : PARAN VIR SEHGAL
C/O MR. T R SEHGAL
REPRESENTATIVE H.U.F.,
C/O SEHGAL MOTORS (P) LTD.,
RAJBHAVAN ROAD, HYD.

115

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 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, accesses, 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 17.4.1988, 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.,

Satish Mehta

Karan Belup

పుస్తకం 3331/96 సం. పు
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సంఖ్య 5
జాయింట్ సెక్ రెజిస్ట్రార్.



Chase

భక్త-లింగస్థారు, పరమేశ్వరము
 మరియు ఎన్-అపీషియో స్థానము పెండ్లి
 స్థానముగా నిలయుము, ఈ స్థానము
 పాదరాజ్యము.

6

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.

• • • • •

Satish maha

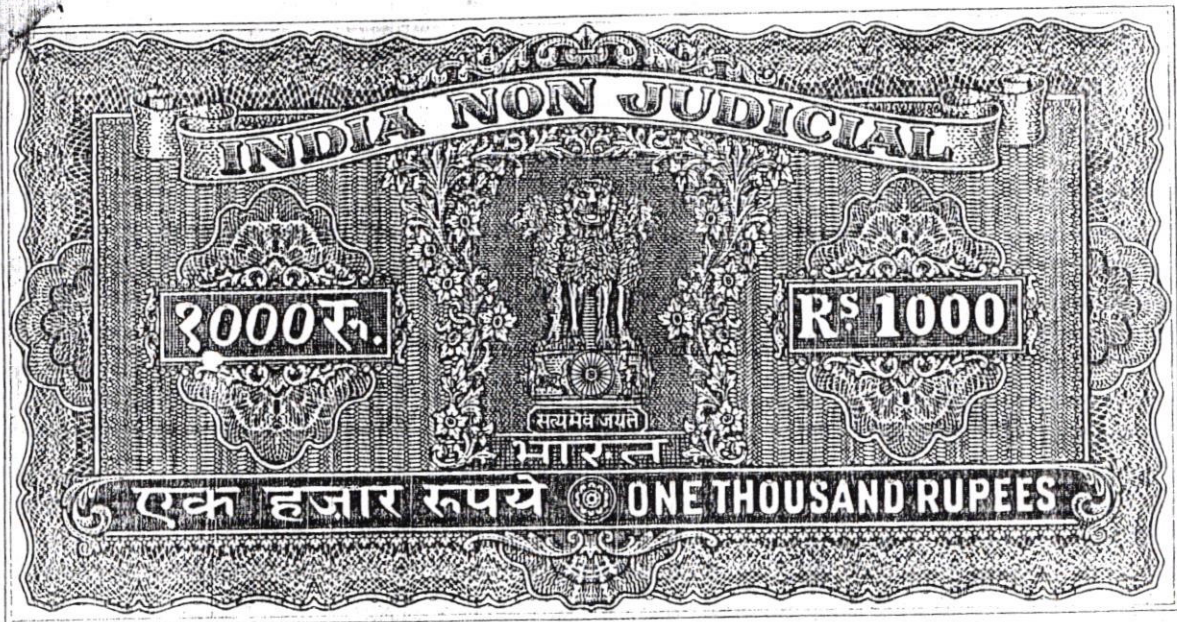
Amulya

Harman V Seligman

1 ఫుట్రం... 3331/96 నం. ఫ
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 10 ఈ కాగితముల వరుస
 సంఖ్య 6
 బాయింట్ నం - రిజిస్ట్రారు-]



1000Rs.



S.I. NO: 0028731 DATE: 02/08/96 RS: 1,000

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

FOR WHOM: KARAN VIR SEHGAL
S/O MR. T. R. SEHGAL
REPRESENTATIVE H.U.F.,
C/O SEHGAL MOTORS (P) LTD.,
RAJBHAVAN ROAD, HYD.

Chhabee

15.08.96, 10:00 AM
1000 Rs. - 1000 Rs. - 1000 Rs.
• 1000 Rs. - 1000 Rs. - 1000 Rs.
• 1000 Rs. - 1000 Rs. - 1000 Rs.

14. It is agreed between both the LESSOR and the LESSEE that the LESSOR and other family members have taken the adjacent portion so as to enable the LESSEE and other family members to use the said block as the complete block if necessary as per the need and requirement of the LESSEE and in view of the various block have been taken by the LESSEE and the LESSOR hereby authorizes 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.

16. In the event of the LESSEE herein desiring to terminate this

Satish *Karan Vir* *Karan Vir*

1 పుస్తకం... 3331/96 నం. ప
 దస్తావేజుల మొత్తం కాగితముల సంఖ్య
 10 ఈ కాగితముల చదున
 సంఖ్య 7
 డాక్యుంట్ నెట్ - రిజిస్ట్రార్ - I



1000Rs.



S.L.NO: 0028733 DATE: 02/08/96 RS: 1,000

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

FOR WHOM : KARAN VIR SEHGAL
S/O MR. T. R. SEHGAL
REPRESENTATIVE H.U.F.,
C/O SEHGAL MOTORS (P) LTD.,
RAJHAVAN ROAD, HYD.

Chhaseel

lease, at his own option, the LESSOR would be bound to refund back the refundable deposit of Rs. 4,70,000/- (Rupees Four Lakhs and Seventy Thousand Only) simultaneously with the LESSOR herein delivering vacant possession of the said "NULGI/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.

Sahil mudi.

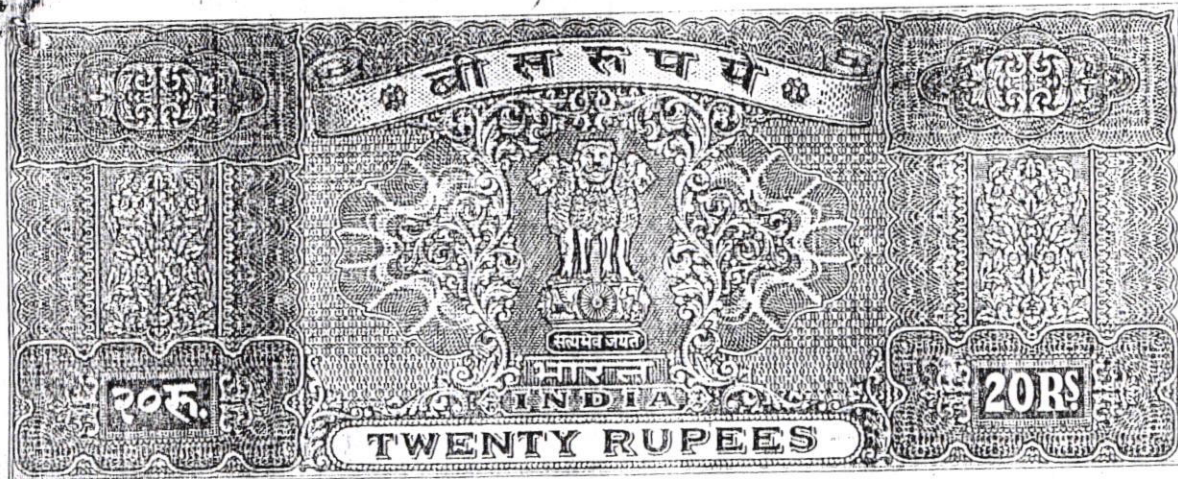
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Karan V. Sehgal

1 పుస్తకం 233/96 నం. పు
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 10 ఈ కాగితముల వరుస
 సంఖ్య 8
 బాయింట్ నం. రిజిస్ట్రారు-1



20 Rs.



S.L.NO: 0028737 DATE: 02/08/96 RS: 20

Chakraborty

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

శ్రీ. చక్రవర్తి, పరిశీలకులు
పరిశీలన చేసినది నిజమే అని
నిర్ధారించబడినది, 02/08/96
హైదరాబాద్.

FOR WHOM : KARAN VIR SEHGAL
S/O MR.T R SEHGAL
REPRESENTATIVE H.U.F.,
C/O SEHGAL MOTORS (P) LTD.,
RAJBHAVAN ROAD, HYD.

:: 9 ::

SCHEDULE OF PROPERTY

All that portion being 442 Sq.ft. of super built up area on the lower ground floor bearing MUGI/SHOP No.9 in the premises bearing No.5.9.107/170, situated at Chirag Ali Lane, Abid Road, Hyderabad, which is popularly known as METHODIST COMPLEX, Chirag Ali Lane, Abid Road, Hyderabad, and which is shown within red boundaries in the plan annexed to this lease deed, and bounded on:

EAST & WEST: Shop No 10 & 8
NORTH : Neighbourhood
SOUTH : Shop no 25

The value of the leased property is Rs.4,70,000/-

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.

WITNESSES

1. *S. Chandra*
2. *H. S. Reddy*

LESSOR

LESSEE

S. Chandra
H. S. Reddy
Karan V. Sehgal

పత్రం 333/96 వం.శు
 పాపాల మొత్తం కాగితముల సంఖ్య
 10 ఈ కాగితముల వరుస
 సంఖ్య 9
 వాయిదా పట్ - రిజిస్ట్రారు.

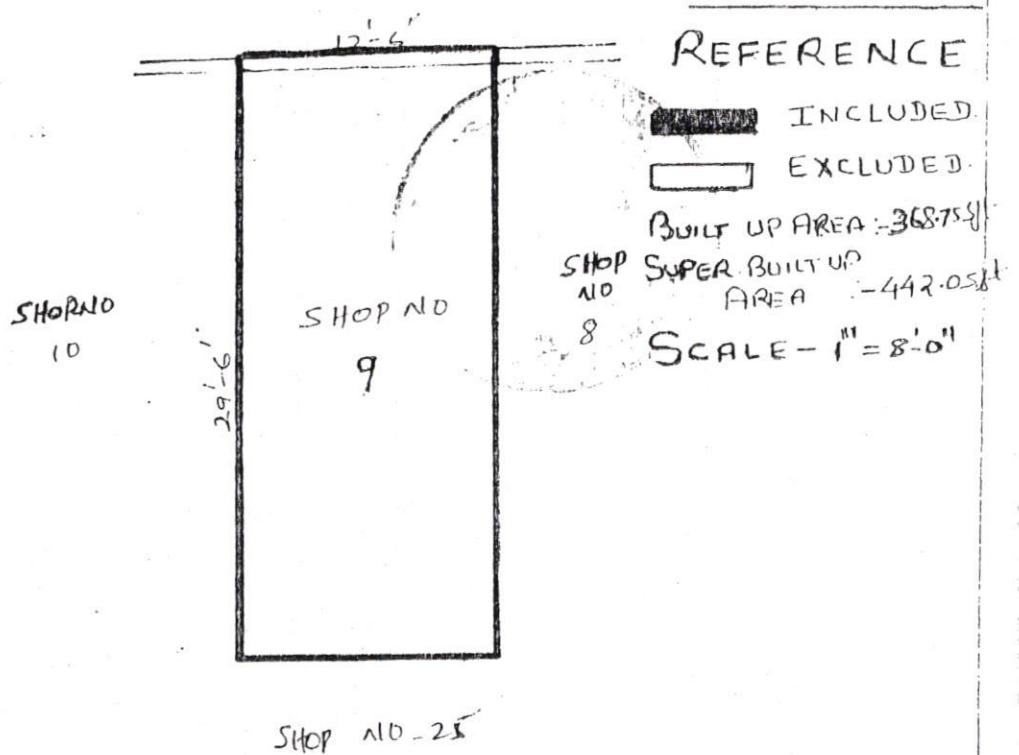


LEASE DEED PLAN OF SHOP NO. 9 LOWER GROUND FLOOR BEARING
EMISES NO 5-9-189/190 SITUATED AT CHIRAG ALL LANE ABID
ROAD, HYD. A.P.

LESSOR : ① SRI. SATISH MODI S/O SRI MANILAL MODI
② SRI SURESH BAJAJ S/O SRI PARMANAND BAJAJ

LESSEE : - SRI KARAN VIR SEHGAL HUF

NEIGHBOURS



WITNESSES

1. *[Signature]*
2. *[Signature]*

Satish Modi
SIGN OF LESSOR

Karan Vir Sehgal
SIGN OF LESSEE

