

SHOP NO. 4 U6F



తెలంగాణ తెలంగాణ TELANGANA

S.No:41885 Date 08/07/2016 Rs.100/-

To :RAJA JAIN
W/O :SANJAY JAIN
FOR WHOM:-SELF-
R/o.:-HYDERABAD

The Advocates' Co-op Society 664442
Rep.By.K.SUNIL KUMAR Licenced stamp Vendor,
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City civil Court Premises, Dewan Devdi, Hyd(South)
District. Phone No. 040-24418387

Raja S. Jain

LEASE AGREEMENT

This agreement is executed on this the 3rd day of August 2016 at Hyderabad by and between:-

ANIL KUMAR VERMA, S/O. LATE N.D.VERMA,
aged 57 years, Occ: Business, Flat No.402,4th Floor, M.No.5-8-41,
Vijay Sayam Residency, F.S.Lane, Nampally, Station Road,
Hyderabad, TS.

(Hereinafter referred to as the "LESSOR") of the First Part.

AND

Smt. RAJA JAIN, W/O SANJAY JAIN,
aged 51 years, Occ. Business, R/o. H.No.3-6-490/502,
Nathvillea Apartments, Street No. 6, Himayathnagar,
Hyderabad 500 029.

(Hereinafter referred to as the "LESSEE") of the Second part).

Contd.....2/-

Anil Kumar Verma

Raja S. Jain

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The expressions Lessor and Lessee shall, unless repugnant to the context, include their respective heirs, legal representative, successors and assignees.

WHEREAS:

1. The Lessor & his mother Smt.Krishna Verma, are the lease holder of premises bearing Shop No. 4 (Four) on the UPPER GROUND FLOOR in the building complex bearing the name "METHODIST COMPLEX" (the said building) situated at Premises No.5-9-189/90, Chirag Ali Lane, Abids, Hyderabad having got the lease from the sole tenant of the said building viz., M/s Modi Enterprises (owned by Modi Builders) by virtue of Lease Agreement dated 30th day of March, 1992.
2. Smt.Krishna Verma died on 20-03-2014 leaving behind her sole son who is Lessor herein and three daughters namely 1) Mrs.Monika Wadhwa, W/o. Lovekesh Wadhwa, 2) Mrs.Sunita Sachdeva, W/o. Anil Sachdeva & 3) Ms.Geeta Bajaj, W/o. Pawan Bajaj. The Lessor herein who is the sole son of smt.Krishna Verma, succeeded the lease rights of her mother in the aforesaid lease shop, and all the daughter of Smt.Krishna Verma, give up all tenancy rights of their mother share in the aforesaid shop in favour of Lessor herein under notarized affidavit. The Lessor herein become the sole lessor and carrying business from the date of death of Smt.Krishna Verma.
3. Under the lease agreement dated.30th March, 1992 at Clause No.17, the Lessor herein are authorised to sub-let / lease the said premises to other parties and in pursuance of this said clause, the Lessor herein offered to let out the lease premises to the Lessee herein under this lease agreement and on condition that all the terms and conditions set out in the said lease agreement dated.30-03-1992 shall be binding on the Lessee herein, and further he shall pay an amount of Rs.5,00,000/- (Rupees Five Lakhs only) as security deposit, and the Lessee herein is agreed the same on the following terms and conditions.

WITNESSETH:

1. It is agreed that the said lease agreement dated 30-3-1992, shall be a part of this lease agreement and all the conditions therein shall form part and parcel of this lease agreement, and the Lessee herein shall be bound by all the terms and conditions therein as if he is the Lessee of the original lessor viz., M/s. Modi Enterprises.

2. The Lessee herein hereby pays a sum of Rs.5,00,000/- (Rupees Five lakhs only) through cheque/pay order bearing No. 750245 dated. 28/01/16 drawn on DCB Bank to the Lessor, as a

Contd....3/-

Amal Kumar Verma

Regina S. Jain

consideration for the Lease, the Lessor herein admits and acknowledges the receipt of the said amount.

3. The Lessor declare that he relinquishes all his rights from this date in the said premises in favour of the Lessee herein and the Lessee herein shall deal directly with the sole tenant of the said building viz., M/s. Modi Enterprises, as per the terms and conditions set out in the lease agreement dated.30-03-1992.

4. The Lessor herein declare that the amount of Rs.3,50,000/- which was deposited as refundable security deposit, to the original Lessor i.e., M/s. Modi Enterprises shall now be treated as the security deposit made by the Lessee herein and the Lessee herein is alone entitled from the said amount from the original Lessor M/s. Modi Enterprises.

5. It is agreed that as agreed in clause 21 of the lease agreement dated 30-3-1992, the lease shall not be terminated by the original lessor i.e., M/s. Modi Enterprises, as long as the Lessee herein fulfils the obligations stated in the said lease agreement dated 30-3-1992 and continues to do so.

6. It is agreed that that the clause No.22 of the lease agreement dated 30-3-1992, also binds on the lessee herein and in the event of the contract between the sole tenant M/s. Modi Enterprises and the landlord / owner M/s. Methodist Church in India is terminated, the obligations of Lessee herein shall be towards the landlord owner, M/s. Methodist Church in India.

7. The Lessor herein handed over physical possession of schedule property to the Lessee herein under this agreement, the Lessee herein admits and acknowledges the receipt of possession of the schedule property.

8. The Lessee shall pay the monthly rent as per the terms and conditions set out in the lease agreement dated.20-03-1992 to the original lessor M/s. Modi Enterprises.

9. The Lessor shall inform to the original lessor M/s. Modi Enterprises under agreement dt.20-03-1992, in writing that the lease schedule premises was let out to the Lessee herein, and the copy of the same shall mark to the Lessee herein.

10. It is agreed that the terms and conditions shall form part and parcel of this agreement, and the Lessee shall have absolute rights to enforce it before the competent court of law for her rights over the schedule property.

Contd....4/-

x. Dr. L. K. Sharma

✓ Rajendra S. Jain

11. The lease shall commence from ^{Agreed} ~~3rd~~ July, 2016. *Agreed* *Rajeev S. Jain*

12. This agreement shall be subject to the jurisdiction of the court at Hyderabad only.

SCHEDULE OF PROPERTY

All that Shop No.4 (FOUR) on the UPPER GROUND FLOOR in the "METHODIST COMPLEX", situated at Premises No.5-9-189/90, Chirag Ali Lane, Abids, Hyderabad, Hyderabad admeasuring about 225 sq. ft. of built up area and bounded by:

NORTH	::	DRIVEWAY
SOUTH	::	COMMON PASSAGE
EAST	::	SHOP NO.3
WEST	::	SHOP NO. 5.

WITNESSES:

1. *Khush Patel*
(KHUSHPAT D. VAIN)

Khush Patel
LESSOR:

2. *Hitesh N. Ganatra*
(Hitesh. N. Ganatra).

Rajeev S. Jain
LESSEE

Date : 3/8/16.

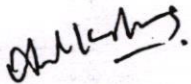
From
Anil Kumar Verma
Flat No. 402, Vijay Sham Residency
F.S. lane, Nampally, Station Road
Hyderabad, Telangana

To,
Mr. Soham Modi
Modi Builders
Methodist Complex
Abids, Hyderabad

Dear Sir,

I have transferred the lease of Shop No. 4, Upper Ground Floor, Methodist Complex, Abids Hyderabad, in the name of Mrs. Raja Jain. I had a refundable deposit of 3,50,000/- (Rupees Three Lakhs Fifty Thousand Only), please transfer the same amount in the name of Mrs. Raja Jain. I have also paid my Lease Rent till date, from now onwards please collect the lease rent from Mrs. Raja Jain.

Thanking you



Anil Kumar Verma