

C.No. 483
1998

1991

100Rs.



67256

14960 dated 20/5/95
Rashale'shus
S/o. Sureshwar
For W/o. Kusuma Baid

S. Anja
S. ANJAMMA
S.V.L. No. 9/94/R/8/97
3-5-944, Kubera Towers,
Narayanguda, Hyd - 29

LEASE DEED

This Lease Deed is executed on this 24th day of May
at Hyderabad by and between:

SHIV SHAKTI CONSTRUCTIONS a partnership firm,
having the office at 5-1-32, R.P.Road,
SECUNDERABAD-500003, represented by its partner
Shri Suresh Bajaj.

hereinafter referred to as the LESSOR of the FIRST PART.

AND

Mrs. KUSUMA BAID, aged 38 years, W/o. V.S. Baid,
R/o. 8062, R.P. ROAD, SECUNDERABAD - 500 003.

hereinafter referred to as the LESSEE of the SECOND PART.

The expressions LESSOR and LESSEE shall, unless repugnant to the
context, include their respective heirs, legal representative,
successors and consignees. For Shiv Shakti Constructions

[Signature]

Kusuma Baid



67255

14953-2015/16-101-

Radhakrishna

Sundershan

Kusumadevi Baid

the

- W. S. Baid, R. B. H.

S. ANJAMMA

S.V.L. No. 9/94/R/8/97

3-5 944, Kubera Towers,
Narayanpuda, Hyd - 29.

- 2 -

WHEREAS:

(A) The LESSOR is the sub tenant having got it's rights of tenancy under an agreement dated 16.10.1978 with M/s. MODI ENTERPRISES (Fully owned by MODI BUILDERS METHODIST COMPLEX) who are the sole tenants of a building complex bearing the name METHODIST COMPLEX (the said building) situated at 5-9-189/90, Chirag Ali Lane, Abids, Hyderabad having got its rights of tenancy under an agreement, registered as documents No.686/90 on 19-04-88 with the Registrar of Hyderabad, from the Methodist Church in India, (owners) the owners of the land on which the building is constructed.

(B) Under the said agreement, the Lessor has the right to transfer its rights of tenancy in the whole or any part of the building to any persons of their choice on such terms and conditions as it may deem fit and proper without requiring the giving of a notice to the owners or taking their permission to do so;

(C) The Lessee was desirous of taking on lease a part of the said building and the Lessor hereto agreed to do so for consideration and on the following terms and conditions.

For Shiv Shakil Constructions

Kusuma Baid.

Cont...3.

Partner

100Rs.



67254

AP 25.1H

S. A. H.

ANJALI
S.V.L. No. 9/94
344, Kubera
Narayanguda, Hyd - 25

S.No. 4958, 20/5/99, 10/10/99

Sold to... Radhakrishna

S/O-W/o... Sindel Sham

For whom... Kusuma Bai. W. vs. Bai. R. G. H.

- 3 -

WITNESSETH:

1. The Lessor has leased out and the Lessee has taken on lease premises bearing Shop No.27 (Twenty Seven) on the UPPER GROUND FLOOR in the said building ad measuring about 400 sq.ft. of built up area, and described in detail in the schedule hereto, hereafter referred to as the leased premises.

2. The lease shall commence from 15th February, 1999.

3. The Lessee shall pay to the Lessor through out the lease period by the way of consideration of the lease an amount of Rs.144/- (Rupees One Hundred and Forty Four Only) per month in advance for the leased premises.

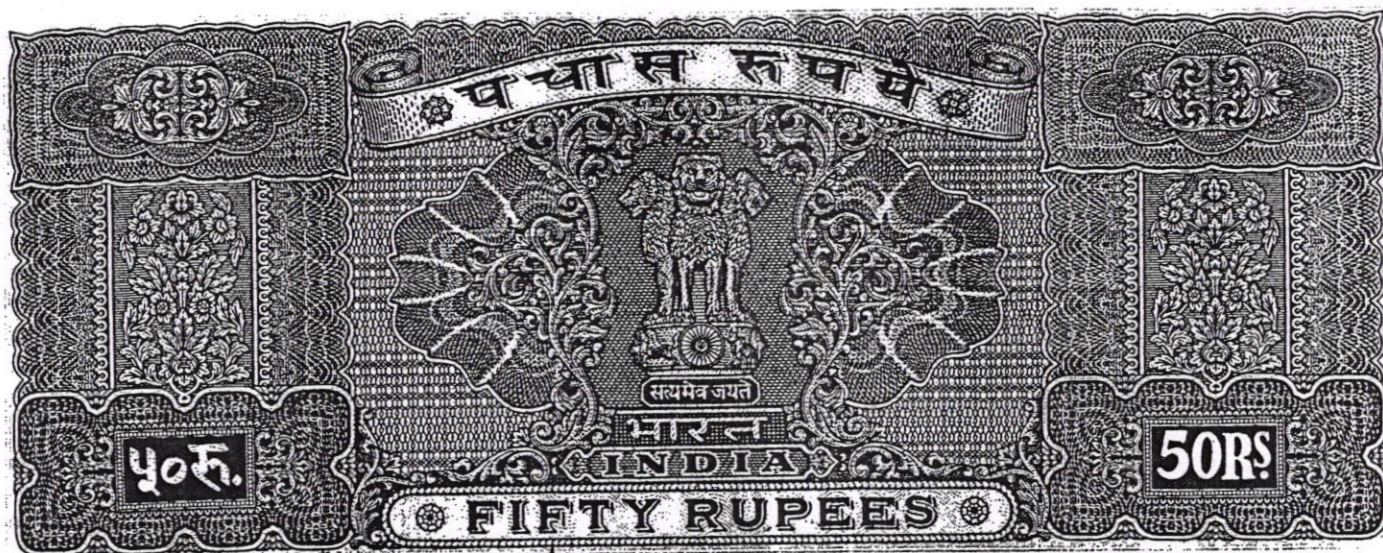
4. The lease shall be for a period of 10 years renewable at the option of the lessee every five years at an increase in rent of 20% on the then existing rent, other terms remaining unaltered. In case the Lessee does not intimate his decision to terminate this contract in writing six months before the expiry of the said period, the lessee shall be deemed to have been automatically renewed at the terms and conditions mentioned herein.

For Shiv Shakti Constructions

Kusuma Bai

Cont...4.

Partner



14964 2015 1987-501-
b7c

Radhakrishnan

Sudebhar

W. S. Baird.

RG the

S. ANIAMELA
S.V.L. No. 9/94/R/8/S
3-6-944 Kubera Tower

- 4 -

5. The lessee shall use the premises for lawful commercial purpose only.

6. Besides the above mentioned rent payable the Lessee shall be liable to bear and pay all taxes, fees, charges consequential and all other amounts that may be raised, levied, paid or payable to the municipal corporation of hyderabad, or any other body, authority, government, semi-government or otherwise. The same shall be paid directly to the corporation etc., or to the lessor, if it so desires, who shall pay the consolidated sums to the corporation etc., in respect of the leased premises only. *Property Tax will be 2975/- P.A.*

7. The lease amount shall be paid by the Lessee before the 5th day of each calender month in advance to the lessor or his authorised agent.

8. The Lessee shall permit the Lessor and/or his agents to enter upon the property for inspection and examination of the state and condition thereof.

9. The Lessee shall be liable to keep the property in proper state and condition and shall not have any right to alter or amend the present structures, shape and condition of the property in a manner that may adversely effect the construction of the entire building or other occupiers of the said building, but is entitled to make such additions or alterations of flooring which do not alter or amend the present structures, shape and condition of the property in a manner that may adversely effect the construction of the entire building or other occupiers of the said building. *Shakti Constructions*

the construction of
d buildings. For Shiv Shakti Constructions

Partner

Kusuma. Baird
Cont...5.

10. The Lessee shall be liable to bear and pay the following:

- a) repairs to the property
- b) license and other fees
- c) electricity charges
- d) proportionate cost of all electrical installations like transformer, meters, generators, panel boards etc., @ Rs.35 per Sft. of super built up area.

~~Proportionate cost of all electrical installations like transformer, meters, generators, panel boards etc., @ Rs.35 per Sft. of super built up area.~~

e) Maintenance charges @ Rs.1.50 per Sft. of super built up area in advance per month (subject to increase from time to time as intimated by the lessor). In case the above cited payments are delayed the lessee shall be liable to pay interest at the rate of 30% per annum. On all such delayed payments.

11) In the event of the LESSEE committing default in any payment or committing a breach or breaches of any other terms and conditions, the LESSOR shall send a reminder to the LESSEE to rectify the default within 15 days, failing which the LESSOR shall be entitled to determine the lease by giving 15 days notice to the LESSEE whether such non payment or breaches take place within the agreed period of lease or otherwise.

12) The lessee shall pay all stamp duty, registration charges and other charges, expenses etc., that may be incurred, of any with respect to this agreement and also such other deeds and documents that may have to be executed, or other acts and things that may have to be done in future in this regard.

13. The Lessee shall not do any business connected with liquor, or serve liquor, on the premises.

14 The Lessee shall be entitled to put up name boards relating to their business or profession only at the space designated by the Lessor for these purpose and shall not put any sign boards on the exterior of the building.

15. The Lessee shall be entitled to use the common services of the building including the lift, staircase. The Lessee shall be liable to maintain the common areas in good and decent condition, not to throw dirt or refuse therein, and shall maintain the building in good working atmosphere.

For Shiv Shakti Construction
[Signature]

Partner

Kusuma Baird
Cont...6.

16. Subject to the fulfillment of all their obligations stated herein the, Lessee shall be entitled to assign, transfer, sub-let, and / or give on leave and license (including succession on death), their rights stated herein, on such terms and conditions as they deem fit to any person, so however that such transferee shall also be bound by the terms and conditions hereof. For doing this, no further concern of the Lessor or the owners shall be needed.

17. The transferees / assignees of the Lessee as mentioned above shall have the same rights and obligations as the Lessee has mentioned herein.

18. The Lessor shall have the right to carry on further construction on or in the said building as also any extension or anneke thereto as and when they so desire and the Lessee shall not object or create hinderance and shall extend all co-operation to the Lessor thereof.

19. This agreement shall be subject to the jurisdiction of the courts at Hyderabad only.

20. If the Lessee has fulfilled all his obligations stated herein, and continues to do so in future, the Lessor shall not terminate the lease.

21. In the event of cancellation of the tenancy agreement within the owners and Lessor, the Lessee performing his obligations stated herein, this agreement shall continue to be in force and the lessee shall have the right to enjoy the premises they contracted and in such as event, their obligations will be towards the church, the landlord / owner.

22. 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 (19) Nineteen 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 entitled 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.

Valmiki Property
SCHEDULE OF THE PROPERTY

All that shop No.27 (twenty seven) on the UPPER GROUND FLOOR in the METHODIST COMPLEX, ABIDS, HYDERABAD ad measuring about 400 sq. ft., of building area and bounded by:

3200
SUPER BUILDUP

NORTH : COMMON PASSAGE

SOUTH : CHIRAB ALI LANE

EAST : SHOP No.26

WEST : SHOP No.28

For Shiv Shakti Constructions

Partner

LESSOR

WITNESSES

1. *Omiga*
Vijaya Decha
2. *K. Ravi L. BABU*

1.

2.

Kurama. Baid
LESSEE