

SHOP NO. 27 UHF

भारतीय गैर न्यायिक

पचास
रुपये
रु. 50



FIFTY
RUPEES
Rs. 50

INDIA NON JUDICIAL

आन्ध्र प्रदेश ANDHRA PRADESH

1222 Date 20/2/2006 No. 501-
Mangilal Chhajer
Johrilal Chhajer
whom self Mr 9,

284534

B. BHASKER
STAMP

L No 90-00 15-2005
D.No. 4-3-425 Basids Central Cafe,
Bank Street, Koti, Hyderabad.

LEASE DEED

This lease Deed is executed on this 25th day of February 2006 at Hyderabad by and between:

Mrs. Kusuma Baid, W/o, V. S. Baid, Age: 44 years R/o. 8062, R.P. Road, Secunderabad - 500 003 hereinafter referred to as the LESSOR of the FIRST PART.

AND

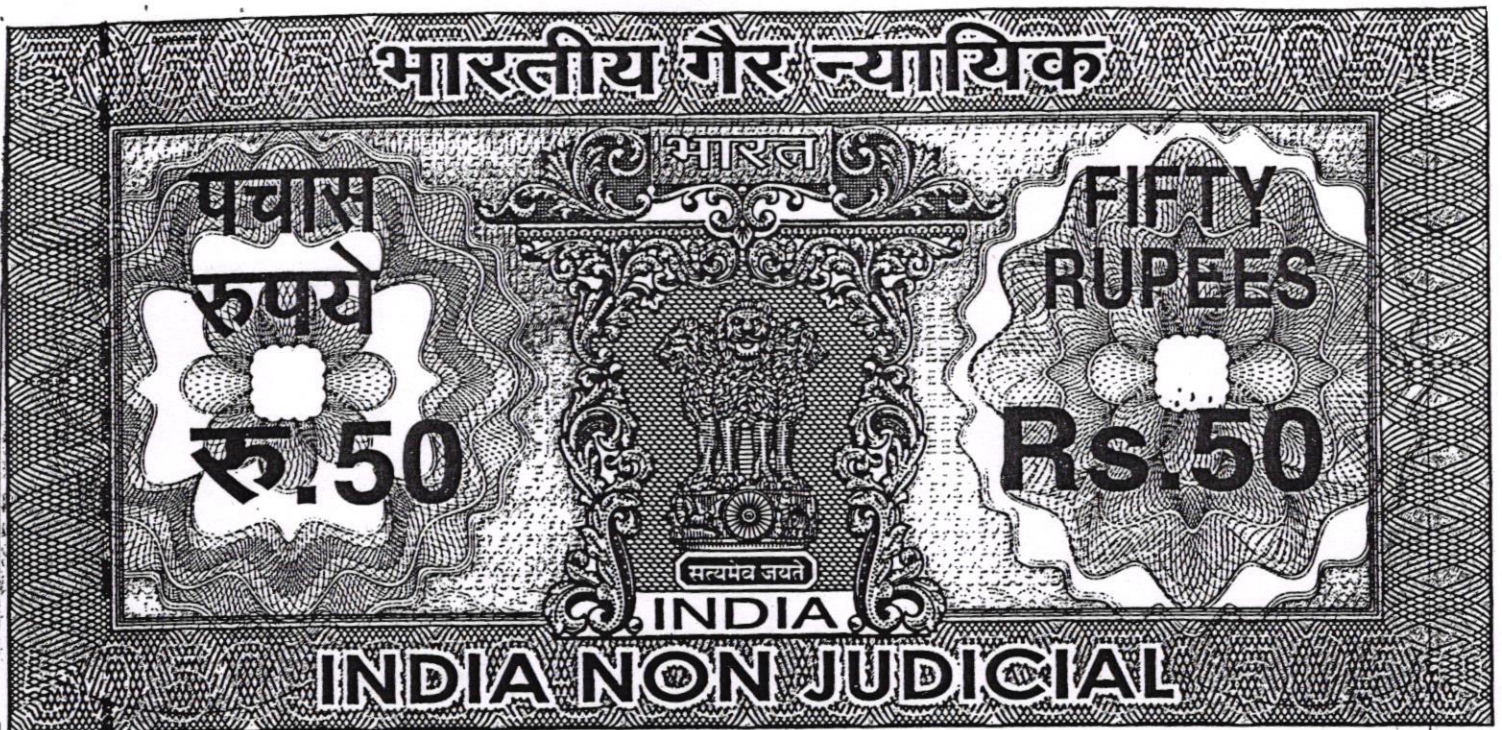
- 1) Mangilal Chhajer S/o. Johrilal Chhajer Age : about 67 Years. Occp. Business, R/o. 3-6-490/502, Nath villa Apartments, Flat No. 6, Himayatnagar, Hyderabad -29, hereinafter referred to as the LESSEE of the SECOND PART.
- 2) Pushpadevi Chhajer W/o. Mangilal Age : about 63 Years. Occp.: Housewife, R/o. 3-6-490/502, Nath villa Apartments, Flat No. 6, Himayatnagar, Hyderabad -29, 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.

Mangilal Chhajer

जुगल देवी छाजेर

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आन्ध्र प्रदेश ANDHRA PRADESH

284535

223. Date 20/2/2006. Rs. 50/-
 Mangilal Chhajja
 Johanna Chhajja Hyd.
 Self

B. BHASKER
 STAMP

L.No 90
 D.No. 4-3-425
 Bank Street, Kott, Hyderabad

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WHEREAS:

(A) The LESSOR is the sub tenant having got it's rights of tenancy under an agreement with SHIV SHAKTI CONSTRUCTIONS (SHIV SHAKTI CONSTRUCTIONS got it's rights of tenancy under an agreement dated 16-10-1998 with M/s. MODI ENTERPRISES, registered as documents No. 686/90 dated 19-04-88 with the registrar of Hyderabad the premise is 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, Chiragali Lane, Abids, Hyderabad having got its rights of tenancy under an agreement, registered as documents No. 1191/99 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 had 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 it may deem fit and proper without requiring the giving of a notice to the owners or taking their permission to do so.

Mangilal Chhajja
 पुष्पा देवी चहजडा

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महाराष्ट्र प्रदेश ANDHRA PRADESH

284536

No. 1224 Date 20/2/2006 Rs. 50/-
 Paid to Mangilal Chhajjar
 Mangilal Chhajjar Hyderabad
 or whom self

B. B. Chhajjar
 ST

L. No. 105
 D. No. 4-3-425 B. B. Chhajjar Central Cafe,
 Bank Street, Koti, Hyderabad.

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(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.

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 super built up area, and described in detail in the schedule hereto, hereafter referred to as the leased premises.
2. The lease shall commence from 1st March, 06
3. The Lessee shall pay to the M/s. Modi Enterprises 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 13 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

Mangilal Chhajjar
 पुष्पा देवी चहज्जर

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* Kusuma Baid



आन्ध्रप्रदेश ANDHRA PRADESH

No. 1225 Date 20/11/2004 Rs. 50/-

Sold to Mangilal Chhajer

S.O. Jaganmal R. Chhajer HYD.

for whom Self

284537

B. BHASKER

STAMP

L.No 9

D.No. 4-3-425

Bank Street, Kott, Hyderabad

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expiry of the said period, the lessee shall be deemed to have automatically renewed at the terms and conditions mentioned herein.

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 corporation etc., in respect of the leased premises only.
7. The lease amount shall be paid by the lessee before the 5th day of each calendar month in advance to the lessor or his authorized 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

Mangilal Chhajer

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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 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.

10. The lessee shall be liable to bear any 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.
- e. Maintenance charges @ Rs.1.5. per Sft. 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 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 help maintain the building in good working atmosphere.

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

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Mangilal Chhajjar
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x Kusuma. Bhand.

- 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 annex 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 obligation 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 this 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 (13) thirteen years and shall be renewed on the same term 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.

SCHEDULE OF THE PROPERTY

All that shop No.27 (Twenty eight) on the UPPER GROUND FLOOR in the METHODIST COMPLEX, 5-4- 189/190, Abids, Hyderabad as measuring about 400 sq. ft. , of super built up area and bounded by:

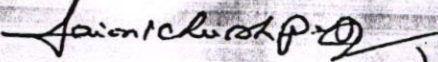
NORTH : COMMON PASSAGE

SOUTH : CHIRAG ALI LANE

EAST : SHOP NO. 26

WEST : SHOP NO. 28

WITNESSES

1. 
2. 

LESSOR x Kusuma. Band -

LESSEE Mangilal Chhajer
पुष्पा देवी छाजेर