



# Government of Telangana Registration And Stamps Department

1654/2024

Payment Details - Citizen Copy - Generated on 18/06/2024, 12:56 PM

SRO Name: 1607 Hyderabad (R.O)

Receipt No: 1988

Receipt Date: 18/06/2024

Name: SURESH BAJAJ

CS No/Doct No: 1705 / 2024

Transaction: Lease Deed

Challan No:

E-Challan No: 410XCZ170624

Chargeable Value: 18375

DD No:

DD Dt:

Challan Dt:

E-Challan Dt: 17-JUN-24

Bank Name:

Bank Branch:

E-Challan Bank Name: HDFS

E-Challan Bank Branch:

## Account Description

## Amount Paid By

Cash

Challan

DD

E-Challan

Registration Fee

50

Deficit Stamp Duty

2675

User Charges

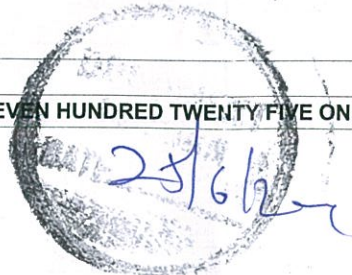
1000

Total:

3725

In Words: RUPEES THREE THOUSAND SEVEN HUNDRED TWENTY FIVE ONLY

Prepared By: MUJEEB



Signature by SR

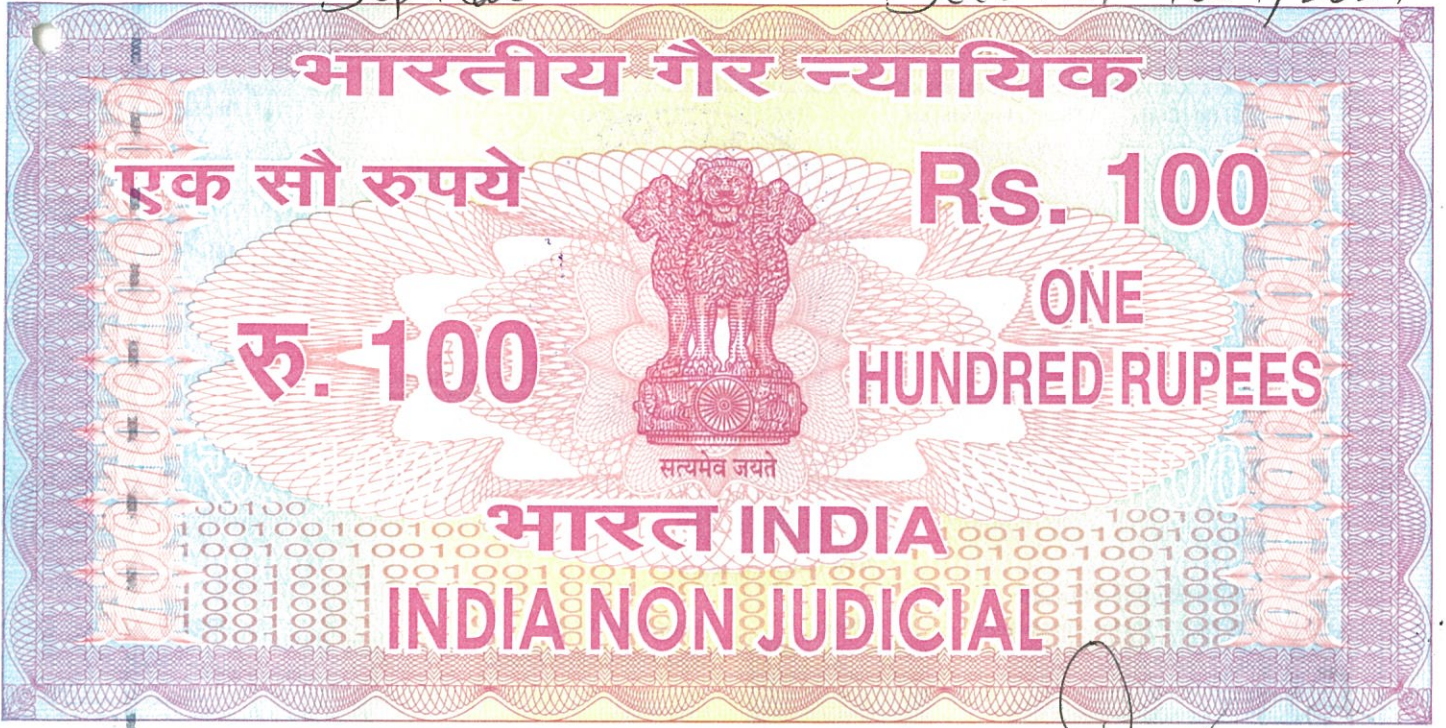
Joint Sub-Registrar-II  
R.O. Hyderabad.

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187122



Duplicate

Doct no, 1654/2024



తెలంగాణ తెలంగాణ TELANGANA

Tran Id: 240518125124329601  
Date: 18 MAY 2024, 12:54 PM  
Purchased By:  
RAMESH  
S/o LATE NARSING RAO  
R/o HYD  
For Whom  
M/S. MODI ENTERPRISES (OWNED BY MODI BUILDERS METHODIST COMPLEX)

KODALI RADHIKA  
LICENSED STAMP VENDOR  
Lic. No. 16/7/2015  
Ren.No. 03/01/2022  
G-6, KUBERA TOWERS,  
NARAYANGUDA,  
HYDERABAD  
Ph 9440090826

BF 814410

### LEASE DEED

This Deed of Lease is executed at Hyderabad on this the day of 31<sup>st</sup> May, 2024 by and between:

M/s. Modi Enterprises (owned by Modi Builders Methodist Complex, a partnership firm) having its office at 5-4-187/3 & 4, Second Floor, Soham Mansion, M.G. Road, Secunderabad-500 003, represented by its duly authorized partners/representatives, Mr. Suresh Bajaj, S/o. Late Parmanand Bajaj, aged about 68 years and Mr. Soham Modi, S/o. Late Satish Modi, aged about 54 years.

(Hereinafter referred to as Lessor, which expression and its alternative forms wherever appearing, shall unless repugnant to the meaning or context thereof, mean and include their respective successors, legal representatives, persons, claiming through, under or in trust for them, administrators, etc.)

### IN FAVOUR OF

Mr. Hunaid Ziaee, Son of Mr. Javed Ahmed Ziaee, aged about 44 years, Occupation: Business, resident of 21-4-159, Chota Sara, Husaain Alam, Hyderabad-500 064.

(Hereinafter referred to as the Lessee, which expression and its alternative forms whenever appearing, shall unless repugnant to the meaning or context thereof, mean and include their respective successors, legal representatives, persons claiming through under or in trust for them, administrators, etc.)

For Modi Builders Methodist Complex

Authorised Signatory

For Modi Builders Methodist Complex

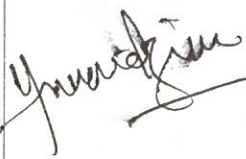
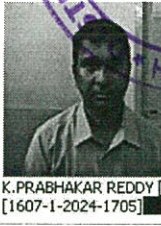
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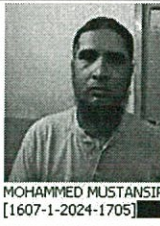
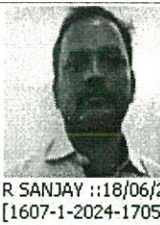
**Presentation Endorsement:**

Presented in the Office of the Joint SubRegistrar2, Hyderabad (R.O) along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 50/- paid between the hours of \_\_\_\_\_ and \_\_\_\_\_ on the 18th day of JUN, 2024 by Sri Suresh Bajaj

**Execution admitted by (Details of all Executants/Claimants under Sec 32A):**

| SI No | Code | Thumb Impression                                                                  | Photo                                                                                                                               | Address                                                                                                                        | Signature/Ink Thumb Impression                                                      |
|-------|------|-----------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| 1     | LE   |  | <br>HUNAID ZIAEE::18/06/2024<br>[1607-1-2024-1705] | HUNAID ZIAEE<br>S/O. JAVED AHMED ZIAEE<br>21-4-159, CHOTA SARA, HUSSAIN ALAM, HYDERABAD                                        |  |
| 2     | LR   |  | <br>K.PRABHAKAR REDDY [R] M<br>[1607-1-2024-1705]  | K.PRABHAKAR REDDY[R]MODI<br>ENTERPRISES REP BY SURESH BAJAJ & SOHAM MODI<br>2-3-64/10/24 JAISWAL COLONY<br>AMBERPET, HYDERABAD |  |

**Identified by Witness:**

| SI No | Thumb Impression                                                                   | Photo                                                                                                                             | Name & Address                  | Signature                                                                             |
|-------|------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------|---------------------------------|---------------------------------------------------------------------------------------|
| 1     |   | <br>MOHAMMED MUSTANSIR ::1<br>[1607-1-2024-1705] | MOHAMMED MUSTANSIR<br>HYDERABAD |    |
| 2     |  | <br>R SANJAY ::18/06/2024<br>[1607-1-2024-1705] | R SANJAY<br>HYDERABAD           |  |

18th day of June, 2024

Signature of Joint SubRegistrar2  
Hyderabad (R.O)Biometrically Authenticated by  
SRO Mohd Abdul Mujeeb  
on 18-JUN-2024 11:08:04**E-KYC Details as received from UIDAI:**

| SI No | Aadhaar Details                                         | Address:                                                             | Photo                                                                                 |
|-------|---------------------------------------------------------|----------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| 1     | Aadhaar No: XXXXXXXX9204<br>Name: Kandi Prabhakar Reddy | Amberpet, Amberpet, Hyderabad, Telangana, 500013                     |  |
| 2     | Aadhaar No: XXXXXXXX2570<br>Name: Hunaid Ziaee          | S/o Javeed Ahmed Ziaee,<br>Bahadurpura, Hyderabad, Telangana, 500064 |  |

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Bk - 1, CS No 1705/2024 &amp; Doct No 1654/2024. Sheet 1 of 14 Joint SubRegistrar2 Hyderabad (R.O)



## 1. Definitions:

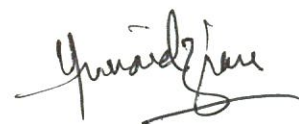
- 1.1. Methodist Complex – Shall mean the building consisting of lower ground floor, upper ground floor and additional 4 upper floors constructed on land admeasuring 3,300 sq yds, bearing municipal no. No. 5-9-189/90, situated at Abids Road, Chirag Ali Lane, Hyderabad.
- 1.2. MCI - Shall mean M/s. Methodist Church of India, having its office at Methodist Complex, 2<sup>nd</sup> Floor, Opp: Chermas, Abids, Hyderabad-500 001.
- 1.3. Lessor – Shall mean M/s. Modi Builders Methodist Complex, a partnership firm and M/s. Modi Enterprises, a proprietary firm fully owned by M/s. Modi Builders Methodist Complex, having its office at 5-4-187/3 & 4, II Floor, Soham Mansion, Secunderabad-500 003.
- 1.4. Original Tenancy Deed – Shall mean Tenancy Deed dated 19<sup>th</sup> April, 1988 registered as document no. 686/90 at SRO Hyderabad executed by MCI in favour of the Lessor.
- 1.5. Supplementary Tenancy Deed - Shall mean the Supplementary Tenancy Deed dated 22<sup>nd</sup> September, 2021 registered as document no. 3027/21 at SRO Hyderabad executed by MCI in favour of the Lessor.
- 1.6. Tenancy Deed – Shall mean the Original Tenancy Deed and Supplementary Tenancy Deed read together.
- 1.7. Shop or Office – Shall mean shops and offices situated at Methodist Complex. Shops are located on the lower ground floor and the upper ground floor, Offices are located on 1<sup>st</sup> to 4<sup>th</sup> floors.
- 1.8. Existing Tenancy – Shall mean any lease or tenancy subsisting in favour of the Lessee herein for Shops/ Offices located in Methodist Complex.
- 1.9. Lease (or Tenancy) – Shall mean the leasehold/tenancy rights in favour of the Lessee under this Lease Deed.
- 1.10. Lessee – Shall mean any Lessee, tenant, sub-lessee or sub-tenant of the Lessor herein for Shops/ Offices located in Methodist Complex.
- 1.11. Sub-Lessee – Shall mean any sub-lessee or sub-tenant of the Lessee herein for Shops/Offices located in Methodist Complex. Sub-lessee shall also include all successors-in-interest of the Lessee.
- 1.12. Transfer of Lease – Shall mean the transfer of the leasehold/tenancy rights under this Lease to any third party i.e., Sub-Lessee by the Lessee or Lessor or Sub- Lessee for Shops or Offices located in Methodist Complex.
- 1.13. Monthly Rent – Shall mean the monthly rent payable to the Lessor by the Lessee or the Sub-Lessee or their successors-in-interest. The Monthly Rent shall be enhanced periodically as given herein. The Monthly Rent shall remain unchanged except for the Periodic Enhancement during the period of Lease or subsequent renewals. There shall be no further increase/decrease in the Monthly Rent.
- 1.14. Periodic Enhancement – Shall mean the Periodic Enhancement of Monthly Rent at the rate of 20% every 5 years on the then existing Monthly Rent. The first such enhancement shall fall due on 1<sup>st</sup> March, 2027. The Periodic Enhancement shall remain unaltered during the period of this Lease or subsequent renewals.

For Modi Builders Methodist Complex

  
Authorised Signatory

For Modi Builders Methodist Complex

  
Authorised Signatory



Endorsement: Stamp Duty, Transfer Duty, Registration Fee and User Charges are collected as below in respect of this Instrument.

| Description of Fee/Duty | In the Form of |                          |           |      |                             |                  | Total |
|-------------------------|----------------|--------------------------|-----------|------|-----------------------------|------------------|-------|
|                         | Stamp Papers   | Challan u/S 41 of IS Act | E-Challan | Cash | Stamp Duty u/S 16 of IS act | DD/BC/ Pay Order |       |
| Stamp Duty              | 100            | 0                        | 2675      | 0    | 0                           | 0                | 2775  |
| Transfer Duty           | NA             | 0                        | 0         | 0    | 0                           | 0                | 0     |
| Reg. Fee                | NA             | 0                        | 50        | 0    | 0                           | 0                | 50    |
| User Charges            | NA             | 0                        | 1000      | 0    | 0                           | 0                | 1000  |
| Mutation Fee            | NA             | 0                        | 0         | 0    | 0                           | 0                | 0     |
| Total                   | 100            | 0                        | 3725      | 0    | 0                           | 0                | 3825  |

Rs. 2675/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 50/- towards Registration Fees on the chargeable value of Rs. 18353/- was paid by the party through E-Challan/BC/Pay Order No ,410XCZ170624 dated ,17-JUN-24 of ,HDFS/

#### Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 3775/-, DATE: 17-JUN-24, BANK NAME: HDFS, BRANCH NAME: , BANK REFERENCE NO: 6555155832140, PAYMENT MODE: NB-1001138, ATRN: 6555155832140, REMITTER NAME: HUNAID ZIAEE, EXECUTANT NAME: MODI ENTERPRISES, CLAIMANT NAME: HUNAID ZIAEE).

Date:

18th day of June, 2024

Signature of Registering Officer  
Hyderabad (R.O)

#### Certificate of Registration

Registered as document no. 1654 of 2024 of Book-1 and assigned the identification number 1 - 1607 - 1654 - 2024 for Scanning on 18-JUN-24 .

Registering Officer  
Hyderabad (R.O)  
(Mohd Abdul Mujeeb)

Bk - 1, CS No 1705/2024 & Doct No 1654/2024. Sheet 2 of 14 Joint Sub Registrar Hyderabad (R.O)

Difference between the original and  
Erasures. Corrections. Blanks in  
this is.

Compared By

Reader

Examiner

Date: .....

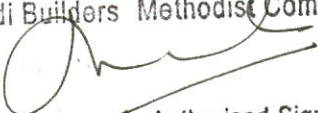
Joint Sub Registrar-I

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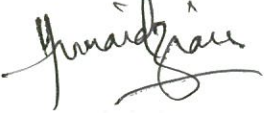




- 1.15. Renewal of Lease – Shall mean Renewal of Lease for further periods of 30 years each on the same terms and conditions given in this Lease Deed including the clause of Renewal of Lease. The Monthly Rent shall remain unchanged except for Periodic Enhancements. The Periodic Enhancement shall also remain unchanged.
- 1.16. RSD – Refundable Security Deposit – Shall mean the Refundable Security Deposit paid by the Lessee to the Lessor under this Lease Deed.
- 1.17. MMC - Monthly Maintenance Charges – Shall mean the Monthly Maintenance Charges payable by the Lessee or Sub-Lessee or its successors-in-interest for the Shops and Offices in Methodist Complex to the Lessor for day to day maintenance of Methodist Complex. MMC shall be charged at a uniform rate for all Shops and another uniform rate for all Offices.
- 1.18. Building Renovation Charges – Shall mean charges payable by the Lessee or Sub-Lessee or its successors-in-interest for the Shops and Offices in Methodist Complex to the Lessor for major renovation work. Building Renovation Charges shall be charged at a uniform rate for all Shops and another uniform rate for all Offices.
- 1.19. Common Areas – Shall mean areas of the Methodist Complex like driveways, common passages within the building, lifts, staircases, overhead tank, sump, lift headroom, etc. A portion of the parking on the first floor shall form a part of Common Areas and a part of parking is exclusively reserved for the Lessor's use.
2. Whereas this Lease Deed is executed in recognition of a pre-existing transaction/Existing Tenancy now continuing between the Lessor and Lessee. This Lease Deed is being executed to streamline the relationship and have it covered with a semblance of uniformity considering the large number of Shops/Offices in Methodist Complex, and the lifespan of the transaction and of the building stand extended indefinitely, are long term in nature.
3. Details of the Lessor rights to Lease Methodist Complex:
- 3.1. Whereas MCI are the owners of the land admeasuring about 2760 sq meters (3300 sq yards) bearing M.No.5-9-189/190, situated at Chirag Ali Land, Abids, Hyderabad, Telangana.
- 3.2. MCI entered into an agreement dated 9.10.1982 with the Lessor for development of the said land. In pursuance of the said agreement, the Lessor has obtained necessary permit vide sanction in F. No. 300/TP/A3/81 dated 1.8.1985 for construction of a commercial complex on the said land. The Lessor constructed a commercial complex on the said land consisting of lower basement, upper basement and 4 other upper floors along with amenities and utilities on the said land. The said land along with the commercial complex is hereafter referred to as Methodist Complex. The schedule of Methodist Complex is given in Annexure -A.
- 3.3. Upon completion of the construction, MCI executed a long-term lease in favour of the Lessor by way of Original Tenancy Deed, registered as Doc. No. 686 of 1990, dated 19<sup>th</sup> April, 1988 at the District Registrar Office, Nampally, Hyderabad. In terms of the Original Tenancy Deed, the Lessor herein was authorized to create valid and subsisting sub-leases/sub-tenancy for long periods and any such sub-leases/sub-tenancy created to be valid, subsisting and binding on MCI also. Such sub-tenants/ sub-lessees rights were also protected even in the event of cancellation of the development agreement or the Tenancy Deed executed in favour of the Lessor herein, confirming that in such an event, the obligation of sub-tenant/ sub-lessee shall be towards the MCI, and the leasehold interest of the sub-lessee or sub-tenant shall continue without interruption.

For Modi Builders Methodist Complex  
  
Authorised Signatory

For Modi Builders Methodist Complex  
  
Authorised Signatory



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Hyderabad (R.O)



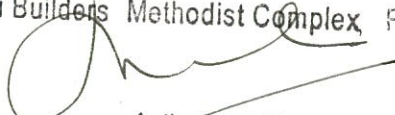
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- 3.4. The salient features of the Original Tenancy Deed with MCI and the Lessor is reiterated as under:
- 3.4.1. MCI would continue to be the absolute owner of Methodist Complex.
  - 3.4.2. MCI by way of the Original Tenancy Deed has given on long lease the entire Methodist Complex to the Lessor (except about 5000 sft on II floor).
  - 3.4.3. The Lessor has agreed to pay monthly rent of Rs.1,00,000/- to MCI from 1st March, 1987 with an increase in rent by 20% every 5 years.
  - 3.4.4. The Lessor is entitled to assign, transfer, sub-let and/or give on leave and license, any portion of Methodist Complex at its discretion without requiring any further consent of MCI.
  - 3.4.5. Such sub-lessee/sub-tenants shall continue to enjoy their rights even in case of any default in the obligation of the Lessor to MCI.
  - 3.4.6. The tenancy / lease between the Lessor and MCI is contemplated as a long term arrangement and for purposes of stamp duty and registration cost, the Original Tenancy Deed may be deemed to be for a period of 30 years and shall be renewed on the same terms and conditions subject to the Periodic Enhancement of rent and the said clause for renewal which shall inure to the advantage of the sub-lessees as well, being a long-term lease.
- 3.5. The Lessor has been performing its obligations to MCI without any default since 1987. The Lessor has paid rents to MCI as per the Original Tenancy Deed along with 20% increase every 5 years. The Lessor was entitled to renewal of the Original Tenancy Deed subject to the Periodic Enhancement of rent and the clause for renewal after expiry of the initial period of 30 years. MCI has renewed the Original Tenancy Deed for a further period of 30 years from 1<sup>st</sup> March, 2017 to 28<sup>th</sup> February, 2047 by way of Supplementary Tenancy Deed dated 22<sup>nd</sup> September, 2021 registered as Doc. No.3027/21 at the SRO, Hyderabad. The salient features of the Supplementary Tenancy Deed are:
- 3.5.1. MCI has acknowledged the compliance of the Lessor with respect to the terms of the Original Tenancy Deed.
  - 3.5.2. The Lessor is liable to pay MCI a rent of Rs. 2,68,738/- per month from 1<sup>st</sup> March, 2017 along with the escalation of 20% every 5 years. The first escalation for the renewal term would commence from 1<sup>st</sup> March, 2022.
  - 3.5.3. The Supplementary Tenancy Deed is a long-term arrangement and the Original Tenancy Deed shall be renewed on the same terms and conditions subject to the Periodic Enhancement of rent and the clause for renewal and shall continue to be renewed until such time the Lessor continues to pay monthly rents to MCI.
  - 3.5.4. Accordingly, the Lessor is absolutely entitled to sub-let and / or give on lease and license, any portion of Methodist Complex to any intending Lessee without any further consent of MCI.
4. Terms of Lease by the Lessor in favour of the Lessee:
- 4.1 The Lessor has agreed to give on Lease a portion of Methodist Complex to the Lessee on the terms and conditions given herein.
  - 4.2 The details of the Schedule Property being Leased to the Lessee is given in Annexure-B.
  - 4.3 The plan of the Schedule Property being Leased to the Lessee is given in Annexure C.

For Modi Builders Methodist Complex

  
Authorised Signatory

For Modi Builders Methodist Complex

  
Authorised Signatory





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Hyderabad (R.O)



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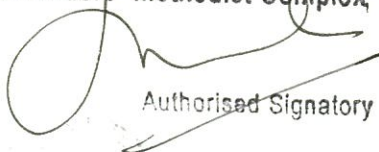


- 4.4 The Lessee is in occupation of the Schedule Property on a long-term lease from the Lessor. The Lessor acknowledges that the Lessee has been performing its obligations to the Lessor and that it has cleared all the arrears of rent and other charges payable to the Lessors on this day. The Lessor has no further claim of any arrears for past periods.
- 4.5 The details of Monthly Rent, Refundable Security Deposit, Monthly Maintenance Charges, etc. payable by the Lessee to the Lessor is given in Annexure B.
- 4.6 The Lessee herein shall be entitled to Transfer of Lease of the Schedule Property or any part thereof at its discretion without requiring any further consent of the Lessor herein or from MCI, for such consideration as the Lessee herein may consider proper. However, such a Transfer of Lease shall be on the same terms and conditions of this Lease and in accordance with the terms and conditions of the Tenancy Deed. It is further agreed that in the event of such a Transfer of Lease the Refundable Security Deposit mentioned in Annexure B shall if the Lessee herein so directs, automatically stand transferred to such a Sub-Lessee.
- 4.7 This Lease Deed being executed is also a long-term arrangement and the Lease shall be renewed on the same terms and conditions subject to the Periodic Enhancement of Monthly Rent including the clause pertaining to Renewal of Lease until such time the Lessee continues to pay the monthly rents to the Lessor. Mere non-execution of the renewal of Lease Deed shall not entitle the Lessor to terminate the Lease.

5. Renewal of Lease by the Lessor in favour of the Lessee:

- 5.1. This Lease Deed is a long-term arrangement and for the purposes of stamp duty and registration charges the Lease Deed is being registered for a period of about 24 years up to 28th February 2047.
- 5.2. The Lessee shall be entitled to Renewal of Lease for the further period of 30 years from 1<sup>st</sup> March 2047. The Lessee shall be obliged to renew the Lease in favour of Lessee or Sub-Lessee or their successors-in-interest.
- 5.3. The Lessor or their successors-in-interest, shall be obliged to send an advanced intimation to the Lessee (or Sub-Lessee), in writing, atleast 180 days before the expiry of this Lease, to enable the Lessee or Sub-Lessee or their successors-in-interest to renew the Lease.
- 5.4. It is agreed between the Lessor and the Lessee that the Lessee shall be entitled to Renewal of Lease in its favour or in favour of any other parties as the Lessee may so direct.
- 5.5. It is further agreed between the Lessor and the Lessee that this Lease would be renewed on the same terms and conditions, including the renewal clause and Periodic Enhancement of Monthly Rent for further periods of 30 years.
- 5.6. It is further agreed that the Lessor shall renew the lease in favour of the Lessee by way of a registered Lease Deed. The cost of stamp duty, registration charges and incidental expenses shall be borne by the Lessee.
- 5.7. The Lessor covenants that there shall be no change in the Monthly Rent, subject to Periodic Enhancement, payable by the Lessee or Sub-Lessee to the Lessor, during the period of the Lease or for further periods of renewal. The Lessor further covenants that there shall be no change in the Periodic Enhancement during the period of the Lease or for further periods.

For Modi Builders Methodist Complex



Authorised Signatory

For Modi Builders Methodist Complex



Authorised Signatory





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1654/2024. Sheet 5 of 14 Joint Sub Registrar  
Hyderabad (R.O)



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6. Obligations of the Lessee:

- 6.1. The Lessee shall regularly pay the Monthly Rent to the Lessor along with Periodic Enhancement as per details given in Annexure B. The rent shall be payable in advance on or before 7<sup>th</sup> day of each month.
- 6.2. The Lessee shall be entitled to deduct TDS at the applicable rates. However, the Lessee shall provide proof of payment of such TDS to the statutory authorities within three months from the due date of payment of Monthly Rent.
- 6.3. The Lessee shall pay Monthly Maintenance Charges regularly to the Lessor. The details of Monthly Maintenance Charges are given in Annexure B. The Monthly Maintenance Charges shall be payable in advance on or before 7<sup>th</sup> day of each month.
- 6.4. The Lessor shall have a right to appoint another agency/body/society/Association for the day to day maintenance of Methodist Complex. The Lessee shall be obliged to pay Monthly Maintenance Charges to such a entity on the directions of the Lessor.
- 6.5. The Lessee has paid Refundable Security Deposit to the Lessor. The Refundable Security Deposit shall not carry any interest and shall be refunded to the Lessee (or Sub-Lessee) on termination of the Lease. The details of Refundable Security Deposit are given in Annexure B.
- 6.6. The Lessee shall pay electricity charges as per separate meter provided, property tax for the Scheduled Property, etc. to the concerned departments regularly.
- 6.7. It is agreed that the Lessee herein shall not use the Schedule Property for any purpose which is illegal or prohibited, by law or for such purpose which has been specifically prohibited under the Tenancy Deed.
- 6.8. The Lessee shall not be entitled to make any structural changes or cause damage to the building or to the Schedule Property or Methodist Complex. The Lessee shall seek prior permission from the Lessor before undertaking any civil work in the Scheduled Property. The Lessee confirms that it shall not alter the elevation of the building without seeking prior permission from the Lessor.
- 6.9. The Lessee confirms that it shall not place any furniture/objects/items in the Common Areas of the building. Further, the Lessee confirms that it shall not place hoardings or sign boards in any Common Area or on the elevation of Methodist Complex.
- 6.10. The Lessee shall be obligated to pay enhanced Monthly Maintenance Charges to the Lessor which are proposed to be enhanced from time to time.
- 6.11. The Lessee shall be obliged to pay Building Renovation Charges to the Lessor for repair/replacement/upgradation of major items like lifts, transformers, panels, generators, etc., or in case of major civil works/renovation.
- 6.12. The Lessee shall pay GST and / or any other similar taxes levied or become leviable in future to the Lessor on the Monthly Rent, Monthly Maintenance Charges or Building Renovation Charges payable by the Lessee to the Lessor. The Lessor shall be obliged to raise GST invoices for the same.
- 6.13. In case of Transfer of Lease, the Sub-Lessee shall be responsible for meeting the obligations of the Lessee.

For Modi Builders Methodist Complex



Authorised Signatory

For Modi Builders Methodist Complex



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1654/2024. Sheet 6 of 14 Joint Sub Registrar2  
Hyderabad (R.O)



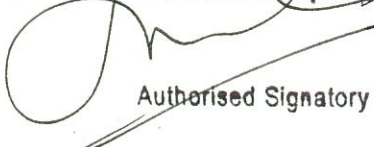
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7. Obligations of the Lessor:

- 7.1. The Lessor shall issue receipts for Monthly Rent received from the Lessee within 15 days of receiving the Monthly Rent.
- 7.2. The Lessor shall be obliged to provide the details of its bank account to enable the Lessee or Sub-Lessee to pay Monthly Rent/Monthly Maintenance Charges to the Lessor by direct deposit/ online transfer/ electronic transfer. The Lessee shall intimate the Lessor about such payment of Monthly Rent/ Monthly Maintenance Charges. The Lessor shall be obliged to issue receipt for Monthly Rent/ Monthly Maintenance Charges upon receiving proof of payment by the Lessee. The Lessor shall periodically update the Lessee about any change in its bank account.
- 7.3. The Lessor shall permit the Lessee to enjoy the Schedule Property without any hindrance as long as the Lessee is meeting its obligations under this Lease Deed.
- 7.4. The Lessor shall be obliged to issue a no objection certificate to the Lessee and/or its Sub-Lessee within 30 days of such a request by the Lessee for Transfer of Lease. However, the Lessee shall not be required to obtain such a no objection certificate from the Lessor.
- 7.5. Further, at the request of the Lessee, the Lessor shall be obliged to join as Consenting Party for Transfer of Lease in favour of Sub-Lessee, on the same terms and conditions as in this Lease Deed. However, the Lessee shall issue a 30 days advance notice to the Lessor to enable the Lessor to join in executing the registered sub-lease.
- 7.6. Further, at the request of the Lessee, the Lessor shall be obliged to transfer this Lease in favour of any other Sub-Lessee that the Lessee may identify, on the same terms and conditions of this Lease Deed. However, the Lessee shall issue a 30 days advance notice to the Lessor to enable the Lessor execute a registered sub-lease.
- 7.7. In case of such a Transfer of Lease, the Refundable Security Deposit paid by the Lessee to the Lessor shall deemed to be transferred to such a Sub-Lessee. The Sub-Lessee shall be responsible for meeting the obligations of the Lessee and the Sub-Lessee shall be entitled to refund of the Refundable Security Deposit held by the Lessor upon termination of the Lease.
- 7.8. It is further agreed that in case of Transfer of Lease, as given above, it shall be recorded by way of a registered Lease Deed. The cost of stamp duty, registration charges and incidental expenses shall be borne by the Sub-lessee.
- 7.9. In case the Lessor transfers its right, title or interest in the Schedule Property or Methodist Complex in favour of any third party, such transferee shall be bound by all the obligations cast upon the Lessor under this Lease Deed, vis-à-vis Lessee or Sub-Lessee.
- 7.10. The Lessor hereby confirms that during the subsistence of this Lease, the Lessee herein shall be entitled to occupy the Schedule Property peacefully without any let or hindrance from any person whatsoever and that the Lessor herein shall perform whatever obligation it has to MCI so that the right and interest of the Lessee herein is in no way affected. This right shall be capable of being enforced at the instance of the Lessee or Sub-Lessee.
- 7.11. The Lessor further confirms that the Lessee herein shall be entitled to make use of the Common Areas of Methodist Complex including staircase, landing, common parking area and common entrance to Methodist Complex for ingress and egress and all other amenities and conveniences available in Methodist Complex.

For Modi Builders Methodist Complex

  
Authorised Signatory

For Modi Builders Methodist Complex

  
Authorised Signatory





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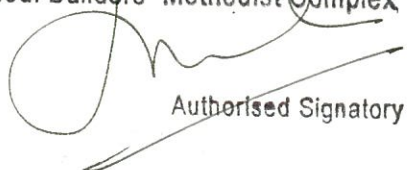


- 7.12. The Lessor further confirms that the Lessor herein shall not carry on any further construction in Methodist Complex without obtaining proper permits and NOCs from the concerned statutory authorities.
- 7.13. The Lessor shall be responsible for overall maintenance of the building which includes providing of security service, housekeeping services, water supply, electricity supply to Common Areas, minor repairs and maintenance, maintenance of lift, arresting minor seepages and leakages, etc. The Lessor shall utilise the amount collected as Monthly Maintenance Charges from the occupants of Methodist Complex for providing these services. Accordingly, the Lessor shall be entitled to enhance the Monthly Maintenance Charges from time to time to meet these expenses. The Lessor shall maintain separate books of accounts for Monthly Maintenance Charges collected by it and send an annual statement of accounts to the Lessee upon request. The Lessor shall strictly use the Monthly Maintenance Charges collected for day to day maintenance of Methodist Complex.
- 7.14. The Lessor shall be responsible for major repairs including upgrading or replacing lifts, electric power supply infrastructure, water supply infrastructure, structural repairs, major civil works, major leakages and seepages, etc. However, the Lessor shall be entitled to collect Building Renovation Charges from the occupants of Methodist Complex as and when such need arises. The Lessor shall maintain separate books of accounts for Building Renovation Charges collected by it and send an annual statement of accounts to the Lessee upon request. The Lessor shall strictly use the Building Renovation Charges collected for the repairs and maintenance of Methodist Complex.

8. Termination of Lease between the Lessor and Lessee:

- 8.1. The Lessor shall not be entitled to terminate this Lease in case of default in payment of Monthly Rent and / or Monthly Maintenance Charges by the Lessee to the Lessor, without giving a reasonable opportunity to the Lessee for curing the default. In case of default in payment of Monthly Rent and/ or Monthly Maintenance Charges by the Lessee, the Lessor shall give at least (3) three months time by way of written notice to the Lessee to pay the arrears of Monthly Rent and / or Monthly Maintenance Charges without interest to the Lessor. Further, in case the default in payment of Monthly Rent or Monthly Maintenance Charges continues beyond the said 3 months notice period, the Lessor shall be entitled to recover arrears of Monthly Rent or Monthly Maintenance Charges from the Lessee along with interest @18% per annum.
- 8.2. The Lessor shall not be entitled to terminate the Lease for default in payment of Monthly Rent or Monthly Maintenance Charges, if the default is cured by the Lessee along with interest within a period of (24) twenty four months from the date of receipt of written demand to cure the said default.
- 8.3. The Lessor shall not be entitled to terminate the Lease for any other reason and shall continue to renew the Lease on the same terms and conditions from time to time till the building continues to exist and the lease with MCI continues to exist, whichever is later.

For Modi Builders Methodist Complex

  
Authorised Signatory

For Modi Builders Methodist Complex

  
Authorised Signatory





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9. Arbitration clause:

- 9.1. In the event of any dispute between the parties as regards the present document, its implementation or non-implementation, compliance of breach of any of its terms, interpretation thereof and any matter arising out of or touching any of the above, the same shall be referred to arbitration consistent with the provisions of The Arbitration and Conciliation Act, 1996, proceedings being held at Hyderabad in the English language, each party designating one arbitrator and the two arbitrators designating a third and the tribunal then entering upon the reference. The award of the arbitrator shall be final and binding on both the parties.

IN witness whereof the parties affixed their signatures in the presence of the following witnesses on the date first mentioned.

ANNEXURE – A

Details of Methodist Complex.

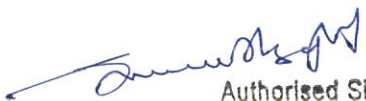
All that building consisting of Shops/Offices on 6 floors i.e., lower ground floor, upper ground floor, first floor, second floor, third floor, fourth floor along with parking on the first floor, appurtenant amenities and utilities constructed on land admeasuring about 3,300 sq yds, bearing municipal no. 5-9-189/190, situated at Abids Road, Chirag Ali Lane, Hyderabad, Telangana and bounded by:

On or towards the South : By Chirag Ali Lane  
On or towards the East : By Abid Road  
On or towards the West : Brindavan Commercial Complex  
On or towards the North : Lenaine Estate.

Lessor:

Represented by Suresh Bajaj:

For Modi Builders Methodist Complex

  
Authorised Signatory

Represented by Soham Modi:

For Modi Builders Methodist Complex

  
Authorised Signatory

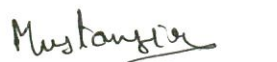
Lessee:



Witness no.1:

Name:

Address

  
MUSTANSIR

Witness no.2:

Name:

Address

  
(R. SANJAY)



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## ANNEXURE -B

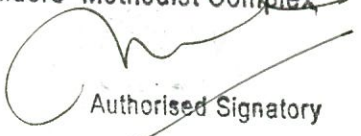
Details of the terms between the Lessee and the Lessor.

### A. Details of Lessor:

| Sl. No. | Item/Description                                 | Details                                                                                   |
|---------|--------------------------------------------------|-------------------------------------------------------------------------------------------|
| 1.      | Name of Lessor                                   | M/s. Modi Enterprises (Owned by Modi Builders Methodist Complex, a partnership firm)      |
| 2.      | Authorised representative of Lessor              | Mr. Suresh Bajaj and Mr. Soham Modi.                                                      |
| 3.      | Designation of authorized representative         | Partner                                                                                   |
| 4.      | Aadhaar no. of authorized representative         | 2386 7206 2928 & 3146 8727 4389                                                           |
| 5.      | Registered office of Lessor                      | 5-4-187/3 & 4, Second Floor, Soham Mansion, M.G. Road, Secunderabad-500 003               |
| 6.      | Address for correspondence                       | 5-4-187/3 & 4, Second Floor, Soham Mansion, M.G. Road, Secunderabad-500 003               |
| 7.      | Mobile no. of Lessor                             | 040-66335551                                                                              |
| 8.      | Email Id of Lessor                               | admin@modiproperties.com                                                                  |
| 9.      | Pan no. of Lessor                                | AABFM2938C                                                                                |
| 10.     | GST No. of Lessor                                | 36 AABFM2938C2ZK                                                                          |
| 11.     | Bank Account details for payment of Monthly Rent | Account no.0142003063500.<br>DBI Bank, Basheerbagh, Hyderabad.<br>IFSC Code: IBKI00000002 |

### B. Details of Lessee:

| Sl. No. | Item/Description                         | Details                                              |
|---------|------------------------------------------|------------------------------------------------------|
| 1.      | Name of Lessee                           | Mr. Hunaid Ziaee                                     |
| 2.      | Authorised representative of Lessee      | Mr. Hunaid Ziaee                                     |
| 3.      | Designation of authorized representative | NA                                                   |
| 4.      | Aadhar no. of authorized representative  | 9897 6215 2570                                       |
| 5.      | Registered office of Lessee              | 21-4-159, Chota Sara, Husaain Alam, Hyderabad-500064 |
| 6.      | Address for correspondence               | 21-4-159, Chota Sara, Husaain Alam, Hyderabad-500064 |
| 7.      | Mobile no. of Lessee                     | 9848219126                                           |
| 8.      | Email Id of Lessee                       | NA                                                   |
| 9.      | Pan no. of Lessee                        | AAGPZ9851J                                           |
| 10.     | GST No. of Lessee                        | NA                                                   |

For Modi Builders Methodist Complex  
  
Authorised Signatory

For Modi Builders Methodist Complex  
  
Authorised Signatory

  
Hunaid Ziaee



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C. Details of Scheduled Property:

| Sl. No. | Item/Description    | Details                 |
|---------|---------------------|-------------------------|
| 1.      | Shop/Office No.     | Office/Shop No. UGF-07. |
| 2.      | Floor               | Upper Ground Floor.     |
| 3.      | Built up area       | 215 sft                 |
| 4.      | Super built-up area | 258 sft                 |

Note: Rent, maintenance and other charges to be paid on super built-up area

D. Terms and Conditions:

| Sl. No. | Item/Description                              | Details                                                                                                                                                                                                      |
|---------|-----------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1.      | Monthly rent:                                 | Rs. 516/- (+GST)                                                                                                                                                                                             |
| 2.      | Security Deposit                              | Rs. 1,000/- per sft = Rs. 2,58,000/- Payment made by way of Pay order No. 855646, dated 22-04-2024 drawn on DCB Bank.                                                                                        |
| 3.      | Lease Commencement date:                      | 1 <sup>st</sup> January, 2024.                                                                                                                                                                               |
| 4.      | Lease period                                  | Long Term.<br>For the purpose of stamp duty and registration charges this Lease is being executed upto 28 <sup>th</sup> February, 2047.                                                                      |
| 5.      | Lease renewal                                 | Lease would be renewed on the same terms and conditions, along with the clause of Periodic Enhancement including the clause of renewal for a further periods of 30 years, by executing a renewed Lease Deed. |
| 6.      | Rent increase                                 | 20% every 5 years.                                                                                                                                                                                           |
| 7.      | Next rent increase date                       | 1 <sup>st</sup> March, 2028.                                                                                                                                                                                 |
| 8.      | Monthly maintenance charges payable to Lessor | Rs. 3/- per month + GST.                                                                                                                                                                                     |

Details of the Scheduled Property being leased by the Lessor to the Lessee:

All that Office/Shop space admeasuring 258 sft of super built up area, on the Upper ground floor, bearing Office/Shop No. 07, bearing municipal no.5-9-189/190, situated in Methodist Complex, Chiragali Lane, Abid Road, Hyderabad, marked in red in the plan annexed herein and bounded by,

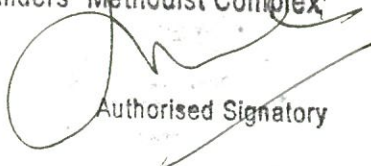
North : Driveway

South : Common Passage

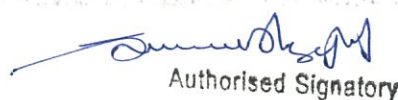
East : Shop No, 06

West : Shop No. 08

For Modi Builders Methodist Complex

  
Authorised Signatory

For Modi Builders Methodist Complex

  
Authorised Signatory





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# ANNEXURE C

## PLAN OF THE SCHEDULE PROPERTY BEING LEASED TO THE LESSEE



SHOP.NO.07

BUA : 215 Sft  
SBUA : 258 Sft

For Modi Builders Methodist Complex

For Modi Builders Methodist Complex

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**भारत सरकार**  
GOVERNMENT OF INDIA

**సోహం సతీష్ మోడి**  
Soham Satish Modi  
పుట్టిన సం./YoB: 1969  
పురుషుడు Male

3146 8722 4389

**भारतीय विशिष्ट पहचान प्राधिकरण**  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

**చిరునామా:**  
S/O: సతీష్ మోడి, ప్లాట్ నో-  
280, రోడ్ నో-25, పెద్దమ్మ  
దేవాలయం దగ్గర జబిల్ హిల్స్  
ఖైరాబాద్, బంజారా హిల్స్,  
హైదరాబాద్  
ఆంధ్ర ప్రదేశ్, 500034

**Address:**  
S/O: Satish Modi, plot no-280,  
road no-25, near peddamma  
temple jubilee hills,  
Khairatabad, Banjara Hills,  
Hyderabad  
Andhra Pradesh, 500034

**ఆధార్ - ఆధార్ - సామాన్య మానవుడి హక్కు**

**భారత ప్రభుత్వం**  
Government of India

**సురేష్ బాజు**  
Suresh Bajaj  
పుట్టిన తేదీ/DOB: 25/05/1954  
ప్రభుత్వం / N/A

2986 7206 2928

**ఆధార్ - సామాన్య ని హక్కు**

**Aadhaar - Aam Aadmi ka Adhikar**

**పరిశీలించండి / PERMANENT ACCOUNT NUMBER**  
ACVPB830SD

**నా పేరు**  
SURESH BAJAJ

**పితా నా పేరు / FATHER'S NAME**  
PARMAHAND BAJAJ

**నా పిరి / DATE OF BIRTH**  
25-05-1954

**సంతకం / SIGNATURE**

Chief Commissioner of Income Tax, Andhra Pradesh

**భారత ప్రభుత్వం**  
Government of India

**కాండ్ ప్రభాకర్ రెడ్డి**  
Kandi Prabhakar Reddy  
పుట్టిన తేదీ/DOB: 15/01/1974  
పురుషుడు / MALE

**ఆధార్ అనేది గుర్తింపు దాఖలు మాత్రమే, పౌరసత్వం లేదా పుట్టిన తేదీకి కాదు. ఇది దృవీకరణ కోసం మాత్రమే ఉపయోగించాలి (ఆన్లైన్ ప్రమాణీకరణ లేదా QR కోడ్ / ఆన్లైన్ XML యొక్క స్కానింగ్).**  
Aadhaar is proof of identity, not of citizenship or date of birth. It should be used with verification (online authentication, or scanning of QR code / offline XML).

5287 6958 9204

**నా ఆధార్, నా గుర్తింపు**

**భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ**  
Unique Identification Authority of India

**చిరునామా:**  
2-3-64/10/24 1 ఫ్లోర్ కమలా నిలయం  
నవచంద్రాపురం, శ్రీనివాస కాలనీ, సెకండరాబాద్,  
ఆంధ్రప్రదేశ్, హైదరాబాద్,  
తెలంగాణ - 500013

**Address:**  
2-3-64/10/24 1 FLOOR KAMALA NILAYAM,  
JAISWAL COLONY, Amberpet, PO:  
Amberpet, DIST: Hyderabad,  
Telangana - 500013

**వివరాలు:**  
Details as on: 16/01/2024

**ఆధార్ నంబర్:**  
5287 6958 9204

**VID: 9197 0409 3118 9935**

1847 | help@uidai.gov.in | www.uidai.gov.in

**భారత ప్రభుత్వం**  
Government of India

**రామ్ సనీవ్ సంజయ్**  
Ramnivas Sanjay  
పుట్టిన తేదీ/DOB: 31/12/1983  
పురుషుడు / MALE

**ఆధార్ అనేది గుర్తింపు దాఖలు మాత్రమే, పౌరసత్వం లేదా పుట్టిన తేదీకి కాదు. ఇది దృవీకరణ కోసం మాత్రమే ఉపయోగించాలి (ఆన్లైన్ ప్రమాణీకరణ లేదా QR కోడ్ / ఆన్లైన్ XML యొక్క స్కానింగ్).**  
Aadhaar is proof of identity, not of citizenship or date of birth. It should be used with verification (online authentication, or scanning of QR code / offline XML).

2615 0113 7598

**భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ**  
Unique Identification Authority of India

**చిరునామా:**  
లేట్ రామ్ సనీవ్, గి.నె.గి.సి.గి.సి. క్రైస్తవ వనం,  
నగర్, వరసీ గుడా, సెకండరాబాద్,  
ఆంధ్రప్రదేశ్ - 500061

**Address:**  
Late Ramnivas, 12-10-586/1/2, Srinivas  
Nagar, warasi guda, Secunderabad, DIST:  
Hyderabad,  
Andhra Pradesh - 500061

**వివరాలు:**  
Details as on: 16/01/2024

**ఆధార్ నంబర్:**  
2615 0113 7598

**VID: 9181 0854 1057 0527**



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भारत सरकार  
Government of India

आधार

Issue Date: 13/12/2011



Hunaid Ziaee  
DOB: 09/10/1979  
MALE

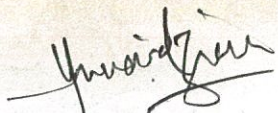
9897 6215 2570

मेरा आधार, मेरी पहचान

भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

आधार

Print Date: 14/10/2020



Address: S/O Javeed Ahmed Ziaee, 21-4-159, choti sara, hussaini alam, Bahadurpura, Hyderabad, Andhra Pradesh, 500064

9897 6215 2570

1947 help@uidai.gov.in www.uidai.gov.in

INDIAN UNION DRIVING LICENCE  
ANDHRA PRADESH

DLFAP012263009  
MOHAMMED MUSTANSIR  
MOHAMMED IDREES  
20-4-239/2  
KHILWATH  
HYDERABAD  
CHARMINAR  
HYDERABAD



Signature  
Issued On: 04/07/2009

Licensing Authority  
RTA RANGAREDDY

Non Transport  
Transport  
Badge No.

MCWG,LMVNT 03/07/2029

Reference No.  
Original LA.  
Date of First Issue

DLFAP012263009  
RTA RANGAREDDY  
04/07/2009

Date of Birth  
Blood Group

27/08/1981

*Mustansir*



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