



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

S.No. 12953 Date 11/02/2011 Rs. 100

Sold to: Remali

S/o. S/o. W/o. Narsing Reddy

For Whom: Modi Builders Methodist Complex

K. SATISH KUMAR

Licensed Stamp Vendor

LIC.No.15-18-013/2000

REN.No.15-18-016/2009

H.No.5-2-30, Premavathipet (V),

Rajendranagar Mandal,

Ranga Reddy District.

Ph.No.9849355156

U 141114

### LEASE AGREEMENT

This Lease Agreement executed at Secunderabad on this the 11th day of February, 2011 by and between:

M/s. Modi Builders Methodist Complex, a registered partnership firm having its office at 5-4-187/3 & 4, II floor, Soham Mansion, M.G.Road, Secunderabad represented by its partners Shri Suresh Bajaj, son of Late Sri Parmanand Bajaj aged 55 years, Occupation: business, and Shri Soham Modi, S/o Satish Modi aged 40 years herein after collectively referred to as the LESSOR.

AND

Riyaz Gold Jewellers represented by its owner Mr. Syed Riyazuddin S/o. Syed Nayeemuddin aged about 38 years, R/o. 1-8-7, Imblibun, Yakuthpura, Hyderabad, herein after referred to as the LESSEE.

The terms LESSOR and LESSEE shall mean and include whenever the context may so require its successors-in-interest.

Per Modi Builders (Methodist Complex)

*[Signature]*

Partner

Per Modi Builders (Methodist Complex)

*[Signature]*

Partner

*[Signature]*

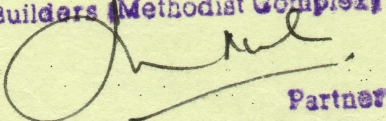
LCF-840A  
SODA  
650

- A. M/s. Modi Enterprises (wholly owned by Modi Builders Methodist Complex) is the sole tenant of a building complex bearing the name METHODIST COMPLEX (the said building) situated at 5-9-189/190, Chirag Ali Lane, Abids, Hyderabad having got its rights of tenancy under an Agreement, Registered as Document No.586/90 on 25.3.1988 with the Registrar of Hyderabad, from Methodist Church in India (Owners) of the land on which the building is constructed.
- B. WHEREAS under the said agreement, the M/s.Modi Builders Methodist Complex and its Sub-Lessee's have the right to transfer its rights of tenancy in the whole or any part of the building to any person 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. WHEREAS the LESSORS have taken on lease the entire 4 floors of the building known as METHODIST COMPLEX, situated at 5-9-189/190, Chirag Ali Lane, Abids, Hyderabad from M/s. Modi Builders Methodist Complex. Under the terms of lease with M/s. Modi Builders Methodist Complex the LESSORS have right to transfer the lease to any other person without giving any prior notice or permission of either the Owners or M/s.Modi Builders Methodist Complex.
- D. WHEREAS the LESSEE has requested the LESSORS to grant on lease the space admeasuring about 650 sft. <sup>Shop No. 2</sup> In the lower ground floor of the said building known as Methodist Complex, situated at Chirag Ali Lane, Abids, Hyderabad, and the LESSORS agreed to give on lease on the terms and conditions specified as hereunder:
- E. Know all men by these presents that in pursuance of the rent hereby reserved and the covenants agreed specified hereunder the LESSORS doth hereby grant and the LESSEE doth hereby taken on lease about 650 sft. Of space situated on the lower ground floor of the building known as Methodist Complex, situated at Chirag Ali Lane, Abids, Hyderabad, more particularly described at the foot of this document, on the following terms and conditions

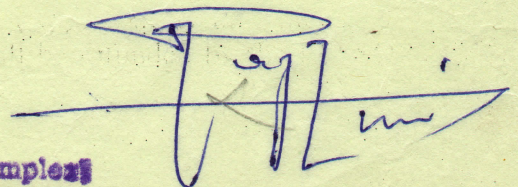
THE LEASE AGREEMENT THEREFORE WITNESSETH:

- 1) The LESSEE shall pay a rent of Rs. 6,500/- (Rupees six thousand five hundred Only) per month exclusive of Electricity consumption charges and subject to the clause pertaining to the enhancement of rent contained hereunder as per the details given below:
- 2) The LESSEE shall pay an amount of Rs. 39,500/- (Rupees thirty nine thousand five Only) as interest free Security Deposit, which shall be refunded by the LESSOR to the LESSEE at the time of vacating and satisfactory handing over premises..
- 3) The lease shall be for a period of 3 years, commencing from 15<sup>th</sup> February, 2011. This agreement of lease between the LESSOR and the LESSEE can be terminated by the LESSOR or the LESSEE with an advance notice of three month.
- 4) The LESSOR and the LESSEE hereby undertake to execute a regular Lease Deed if and when called upon by either of the parties to do so at any time during the currency of the Lease Agreement.
- 5) The expenses of Stamp Duty and Registration charges of this agreement in duplicate and all other incidental expenses shall be borne by the LESSEE in full.
- 6) The lease shall be extended for a further period only on mutually agreed terms.

for Modi Builders (Methodist Complex)

  
Partner

for Modi Builders (Methodist Complex)



THE LESSEE HERE BY COVENANTS AS UNDER: -

- 1) The LESSEE shall pay the rent regularly for each month on or before the 7th day of the succeeding month to the LESSOR.
- 2) The LESSEE shall pay and bear the electricity consumption charges apart from the rent including an additional consumption deposit that may be levied from time to time apart from the rent.
- 3) The LESSEE shall keep the demised portion in a neat and habitable condition.
- 4) The LESSEE shall carryout all minor repairs and regular maintenance by way of colour wash etc., at its own cost.
- 5) The LESSEE shall pay building maintenance charges to The Methodist Complex Tenants Association every month @ Rs. 2/- per sft towards the maintenance of common area security, water charges, etc., subject to increase from time to time.
- 6) The LESSEE shall utilize the demised portion for its office including its associated companies in the group but shall not use the said portion for residence or any illegal activity.
- 7) The LESSEE shall not sub-let any portion of the premises or transfer the rights under this Lease in favour of anyone.
- 8) The LESSEE shall enhance the rent by 6% at the end of every year on then existing rent.
- 9) The LESSEE shall permit the LESSOR or anyone authorized by it, to inspect the demised portion at all reasonable hours of the day.

THE LESSORS HEREBY COVENANTS AS UNDER:-

1. The LESSORS shall pay the property taxes pertaining to the leased premises.
2. The LESSORS agrees not to cause any hindrance to the LESSEE in the enjoyment of the demised portion provided the LESSEE observes all the covenants without defaults as specified above.
3. The LESSORS agrees to allow the LESSEE to remove the electrical fittings, false ceiling, air conditioning and any other such system that the LESSEE has installed at their own cost at the time of vacating the floor on the expiry of the lease or on termination of the lease.

DESCRIPTION OF THE SAID FLAT

All that a portion admeasuring about 650 sft on the lower ground floor, of super built-up area in the building known as Modi Builders Methodist Complex, bearing Municipal No.5-9-189/190, situated at Chirag Ali Lane, Abids, Hyderabad and bounded by:-

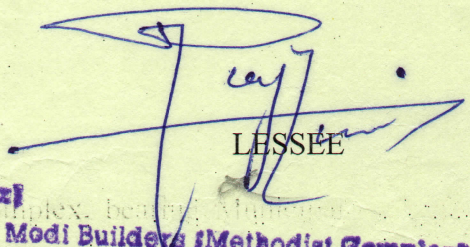
NORTH BY : Shop No.7B  
SOUTH BY : Shop No.6  
EAST BY : Road  
WEST BY : Passage

IN WITNESS WHEREOF, the LESSEE and the LESSOR have signed these presents on the date and at the place mentioned above.

WITNESSES: -

1.

2.

  
LESSEE

For Modi Builders (Methodist Complex)

For Modi Builders (Methodist Complex)

Partner

For Modi Builders (Methodist Complex)

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AFEPR8329A



नाम /NAME

SYED RIYAZUDDIN

पिता का नाम /FATHER'S NAME

SYED NAYEEMUDDIN

जन्म तिथि /DATE OF BIRTH

15-06-1972

हस्ताक्षर /SIGNATURE

मुख्य आयकर आयुक्त, आन्ध्र प्रदेश

Chief Commissioner of Income-tax, Andhra Pradesh

इस कार्ड को खोने पर कृपया जारी करने  
वाले प्राधिकारी को सूचित कर दें

मुख्य आयकर आयुक्त,

आयकर भवन,

हाशेरबाग,

हयराबाद - 500 004.

In case this card is lost/found, kindly inform/return to  
the issuing authority :

Chief Commissioner of Income-tax,

Aayakar Bhavan,

Hasheerbagh,

Hyderabad - 500 004.

M/s RIYAZ GOLD JEWELLER'S

## INDIAN UNION DRIVING LICENCE

Name of the Licence Holder: Syed Raza HussainSon/Wife/Daughter of: Syed Waqar HussainDriving Licence Number: 1881/HS/91 DLN 1881/HS/91Date of Issue: 15-7-99Name: Syed Raza HussainSon/Wife/Daughter of: Syed Waqar HussainTemporary address / Official address (if any): Yadpur wgtDate of Birth: 15-6-72

Educational qualifications: \_\_\_\_\_

Blood group with RH factor: \_\_\_\_\_

The holder of this licence is licensed to drive throughout India vehicles of the following description :-

☒ Motor cycle without gear☒ Motor cycle with gear☒ Invalid carriage☒ Light Motor vehicle☒ Auto Rickshaw

A motor vehicle of the following description

The licence to drive a motor vehicle. The licence to drive

other than transport vehicle is valid From 15-7-99 To 15-7-2011

transport vehicle is valid

From \_\_\_\_\_ To \_\_\_\_\_

Name and designation of the Authority  
who conducted the driving test.

Authorisation to drive transport vehicle

Number \_\_\_\_\_

Date 28-7-2000Authorised to drive transport vehicle with effect from 28-7-2000

Badge Number \_\_\_\_\_

Name and designation of the Authority  
who conducted the driving test.

Space for additional or other classes of vehicles

Number \_\_\_\_\_

Date \_\_\_\_\_

Also authorised to drive the following classes of or description of motor vehicles :-

Name and designation of the Authority  
who conducted the driving test.

Date \_\_\_\_\_

Space for renewal of driving licence

the licence to drive motor vehicles  
other than Transport vehicle is  
hereby renewed.The licence to drive transport  
vehicles is hereby renewed.

From \_\_\_\_\_

To \_\_\_\_\_

From \_\_\_\_\_

To \_\_\_\_\_

Signature of Licensing Authority

Signature of Licensing Authority



Signature  
Holder of this Licence

Signature  
of the Licensing Authority

7-20



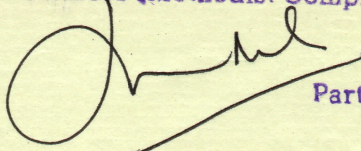
Shop Area . . 125 Sq ft - 750 Sq ft.

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- D. WHEREAS the LESSEE has requested the LESSORS to grant on lease the space admeasuring about 650 sft Shop No.7 in the lower ground floor of the said building known as Methodist Complex, situated at Chirag Ali Lane, Abids, Hyderabad, and the LESSORS agreed to give on lease on the terms and conditions specified as hereunder:
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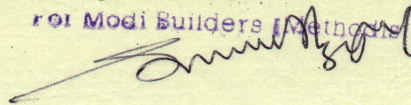
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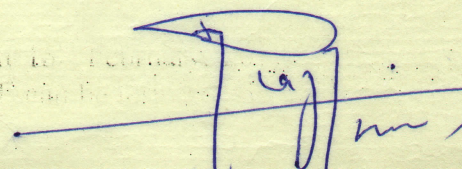
for Modi Builders (Methodist Complex)

  
Partner

for Modi Builders (Methodist Complex)

  
Partner

Partner

  
Partner

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2.

for Modi Builders (Methodist Complex)  
Partner  
for Modi Builders (Methodist Complex)  
LESSEE  
LESSOR