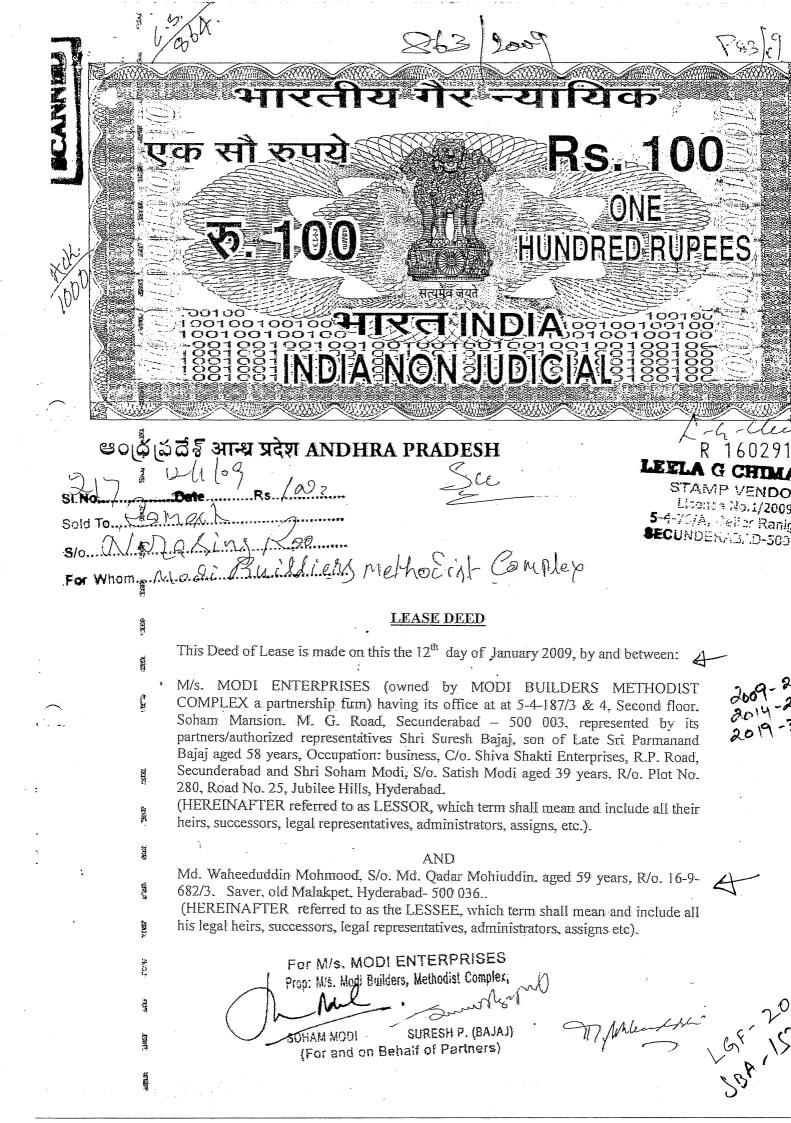
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- A. WHEREAS M/s. The Methodist Church in India are the Owners of premises bearing no. 5-9-189/190, situated at Chirag Ali Lane, Abids Road, Hyderabad, A.P.
- B. AND WHEREAS in pursuance of a registered deed of lease dated 19.4.1988, registered as Document No. 686 of 1990 before District Registrar Officer, Nampally, Hyderabad the said M/s. The Methodist Church in India have granted a long lease in favour of the LESSOR herein on the terms and conditions mentioned therein in relation to 2,760 sq. mts. of land out of the premises bearing no. 5-9-189/190 situated at Chirag Ali Lane, Abids Road, Hyderabad.
- C. AND WHEREAS duly authenticated copy of the said registered lease deed dated 19.4.1988 is hereby furnished by the LESSOR herein to the LESSEE herein;
- D. AND WHEREAS M/s. The Methodist Church in India had also execute a development agreement in favour of the LESSOR herein dated 9.1.1982 in pursuance of which the LESSOR herein had a right to take up construction on the lease hold site;
- E. AND WHEREAS in pursuance of the said development agreement dated 9.1.1982, the LESSOR herein has taken up and completed the construction by raising suitable structures thereon after obtaining sanction therefore from the Municipal Corporation of Hyderabad;
- F. AND WHEREAS the LESSOR herein has represented that as per the development agreement dated 9.1.1982 and the registered lease deed dated 19.4.1988 executed by and between M/s. Methodist Church in India and the LESSOR herein, the LESSOR herein is authorised to create valid and subsisting sub-leases for longer periods and any such sub-lease created by the LESSOR herein with respect to the aforesaid leasehold (which is covered by the registered lease deed dated 19.4.1988) or any part thereof shall be valid, subsisting and binding on the M/s. Methodist Church in India.
- G. AND WHEREAS clause 5(h) of the said registered lease deed dated 19.4.1988 reads as follows:

'The Tenant shall be entitled to assign, transfer, sublet and / or give on leave and license, the tenanted premises or any portions thereof, for such consideration as the Tenant may consider proper and for which no further consent of the Landlord shall be required. It is hereby declared that in the event of cancellation of the said Development Agreement or this Tenancy Deed entered into with the said M/s. Modi Builders / M/s. Modi Enterprises, the sub-tenant(s) performing his / her / their obligations as per the Agreement entered into with Modi Builder / Modi Enterprises, such sub-tenancy shall continue to be in force and the subtenant(s) shall have the rights to enjoy the premises they have contracted and in such an event, his / her / their obligation will be towards the Church, the Landlord / Owner.".

For Mis. MODI ENTERPRISES

Prop: Mis. Modi Builders, Methodist Complex,

SOHAM MODI

SURESH P. (BAJAJ)

(For and on Behalf of Partners)

W. Wiles M.

- H. And whereas the LESSEE herein has taken a portion of aforesaid premises covered by the registered lease deed dated 19.4.1998 relating to an extent of about 125 sft of built-up area (super built-up area of 150 sft) on the Lower Ground floor which is in the nature of a Shop No. 20. Whereas the LESSEE is in the occupation of the said 125 sft of built-up area on the Lower Ground floor for several years on a month to month tenancy and has been paying the rents to the LESSOR regularly and the receipt of which is admitted and acknowledged by the LESSOR.
 - 1. AND WHEREAS the LESSEE herein has already been put in possession of the said 125 sft. of built up area as a tenant of the LESSOK herein and as a sub-tenant of M/s. The Methodist Church in India;
 - J. AND WHEREAS The LESSEE has requested the LESSOR to execute a registered lease deed in its favour for about 125 sft of built-up area (super built-up area of 150 sft) on the Lower Ground floor of the building known as Methodist Complex bearing no. 5-9-189/190 situated at Chirag Ali Lane, Abids Road, Hyderabad and herein after referred to as Shop. The LESSOR has agreed to execute a registered lease in favour of the LESSEE on the terms and conditions given hereunder:

NOW THEREFORE THIS DEED OF LEASE / SUB-LEASE WITNESSETH AS FOLLOWS:

- 1. The LESSOR herein does hereby granted into an agreement by way of lease / sub-lease to the LESSEE herein a portion of 125 sft of built up area (super built-up area of 150 sft) which is on the Lower Ground floor in the building known as Methodist Complex, bearing no. 5-9-189/190 situated at Chirag Ali Lane, Abids Road, Hyderabad, and which portion is the nature of a shop and described in the plan annexed to this deed and more particularly described in the Schedule annexed to this deed and hereinafter referred to as the 'SHOP'.
- 2. The LESOR herein confirms that the LESSEE herein is already in possession as a tenant / subtenant of the aforesaid 'SHOP' and the LESSEE herein shall continue to remain in possession thereof under and in pursuance of this deed and in accordance with the terms and conditions herein contained.
- 3. It is agreed that at no time and for no cause the lease shall be terminated, except the option of the LESSEE herein, during the subsistence of the aforesaid period.

For Mis. MODI ENTERPRISES

Prop. Mis. Mod Builders, Methodist Complex,

CHAM MODI SURESH P. (BAJAJ)

(For and on Behalf of Partners)

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4. The LESSEE herein has paid a sum of Rs. 60.000i- (Rupees Sixty Thousand only) as a refundable deposit to the LESSOR herein which shall carry no interest whatsoever. The LESSOR has hereby admits and acknowledges the receipt of the refundable deposit from the LESSEE.

5. During the subsistence of this lease, the LESSEE herein shall be liable to pay a sum of Rs. 208/- (Rupees Two hundred and Eight Only) per month as rent. The lease shall be for a period of 30 years commencing from 01.01.2009. The said rent shall be revised every 5 years by increasing the same by 20% of the then existing rent payable by the LESSEE herein to the LESSOR herein. However, the first renewal shall be for 4 years 10 months i.e., on 14th November 2013.

4

- 6. The LESSEE herein shall be liable to pay proportionate share of maintenance charges towards the common facilities, amenities, accesses, water facility etc., insofar as the 'SHOP' is part of the whole complex.
- 7. The LESSEE herein shall pay electricity charges as per separate meter provided for the LESSEE herein as per consumption shown therein.
- 8. The LESSEE herein shall be entitled to assign, grant or sub-let or given on leave and license the 'SHOP' or any part thereof for such consideration as the LESSEE herein may consider proper and for such assignment or transfer etc. shall be in accordance with the terms and conditions of this lease deed and the registered lease deed dated 14.11.1988. It is further agreed that in the event of such an assignment, transfer etc. the refundable deposit of Rs. 60,000/, (Rupees Sixty Thousand only) shall automatically stand transferred to such assignee or transferee etc.
- 9. It is agreed that the LESSEE herein shall not use the 'SHOP' for any purpose which is illegal or prohibited by law or for such purpose which has been specifically prohibited under the registered lease deed dated 14.11.1988, nor the LESSEE herein shall be entitled to cause any structural changes or damage to the said 'SHOP'.
- 10. The LESSEE herein shall also pay the municipal and other taxes payable for the 'SHOP' and other charges, if any, payable to any local authorities including the Municipal Corporation of Hyderabad. At present the property tax being paid by the LESSEE for the said SHOP is Rs. 2,500/- per annum.

11. It is agreed that in the event of non-payment of reat, the arrears shall carry interest at 12% but no amount of default shall be considered as giving any right to the LESSOR herein to terminate the LEASE.

For M's. MODI ENTERPRISES

Pros: M.s. Modi Builders, Methodist Complex,

OKAM MODI SURESH P. (BAJAJ)
(For and on Behalf of Partners)

17. Miles St.

- 12. The LESSOR herein does hereby agree that during the subsistence of this lease, the LESSEE herein shall be entitled to occupy the 'SHOP' peacefully without any let or hindrance from any person whatsoever and that the LESSOR herein shall perform whatever obligations he has to M/s. The Methodist Church in India so that the right and interest of the LESSEE herein is in no way affected.
- 13. It is hereby agreed that the LESSEE herein shall be entitled to make use of the staircase, landing, common entrance to the building for egress/engressi and all other amenities and conveniences available in the said complex.
- 14. It is hereby agreed that the LESSOR herein shall have right to carry on further construction in the said complex as may be permissible in accordance with the Municipal Act, rules and by-laws, and the LESSEE herein shall not be entitled to object to the same provided, however that any such construction or construction activity does not cause the LESSEE herein any hindrance whatsoever.
- 15. In the event of the LESSEE herein desiring to terminate this lease, at his own option, the LESSOR would be bound to refund back the refundable deposit of Rs. 60,000/- simultaneously with the LESSEE herein delivering vacant possession of the said 'SHOP'.
- 16. 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 (30) years (from 1.1.2009 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 entitle 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. The value of the property is Rs. 1,90,000/-. T

To pal

For Mis. MODI ENTERPRISES

Prop. 14/3, Modi Builders, Methodist Complex,

SURESH P. (BAJAJ) (For and on Behalf of Partners)

117 Mahlerst

SCHEDULE OF PROPERTY

All that portion being 125 sq. ft. of built up area (super built-up area of 150 sft) on the Lower Ground floor bearing 'SHOP' No. 20 in premises bearing no. 5-9-189/190, situated at Chirag Ali Lane, Abid Road, Hyderabad, which is popularly known as METHODIST COMPLEX, Chirag Ali Lane, Abid Road, Hyderabad, and which is shown within red boundaries in the plan annexed to this lease deed, and bounded on: US OF Land 2 89. 44.

NORTH

Passage

SOUTH

Shop No. 18A

EAST

Shop No.19

WEST

Shop No. 21

IN WITNESS whereof this lease deed is signed and executed by the parties in presence of the following witnesses on the date first above mentioned, at Hyderabad.

For M/s. MODI ENTERPRISES

Prop: Mis. Mody Builders, Methodist Complex, Suresh Bajaj

SCHAM MODI

SURESH P. (BAJAJ)

(For and on Behalf of Partners) Soham Modi

(LESSOR)

Md. Waheeduddin Mohmood

(LESSEE)

REGISTRATION PL	AN SHOWING SHOP NO. 20	_
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	ABIDS ROAD, CHIRAG ALI LANE, HYDERABAD	MANDAL, R.R. DI
LESSOR:	M/S. MODI BUILDERS (METHODIST COMPLEX) REPRESE	NTED BY
SHRI SURESH BA	JAJ, S/o. LATE SHRI PARAMANAND BAJAJ & SRI SOHAM MODI	SON OF SRISATISH MO
LESSEE:	MD. WAHEEDUDDIN MOHMOOD, S/o. MD. QADAR MOHIUDDIN	
REFERENCE: AREA: BUILT UP 1 Super Built-up 1	SCALE: INCL: 124 SFT SQ. YDS. OR SQ. MTRS.	EXCL:
	Shop No. 20 Shop No. 18A	N

rop: Mis Modi Builders, Methodist Complex,

For Mis. MODI ENTERPRISES

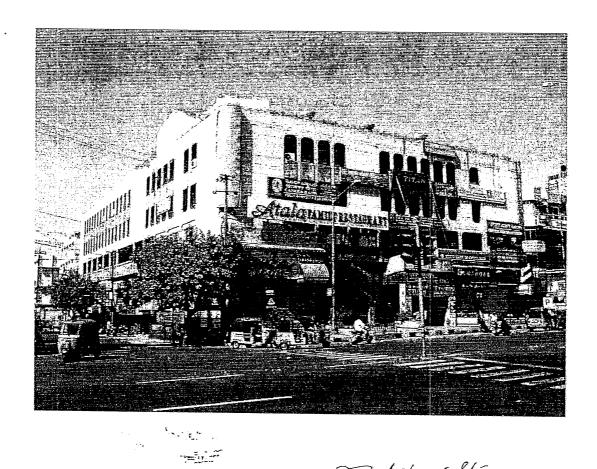
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SURESH P. (BAJAJ) (For and on Behalf of Partners)

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SIGNATURE OF THE LESSOR

SIGNATURE OF THE LESSEE



W. Julestill

PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF **REGISTRATION ACT, 1908.**

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PASSPORT SIZE PHOTOGRAPH

NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER



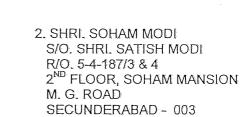






LESSOR:

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 REP. BY ITS PARTNER / AUTHORIZED REPRESENTATIVE SHRL SURESH BAJAJ S/O. LATE SHRI. PARMANAND BAJAJ

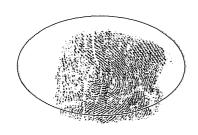






SPA FOR PRESENTATION OF DOCUMETNS, VIDE DOC. NO. 36/IV/2009. DATED 30.03.2009

MR. K. PRABHAKAR REDDY S/O. MR. K. PADMA REDDY (O). 5-4-187/3 & 4, 3RD FLOOR SOHAM MANSION M. G. ROAD SECUNDERABAD 500 003.





LESSEE:

MD. WAHEEDUDDIN MOHMOOD S/O. MD. QADAR MOHIUDDIN R/O. 16-9-682/3, SAVER **OLD MALAKPET** HYDERABAD- 500 036...

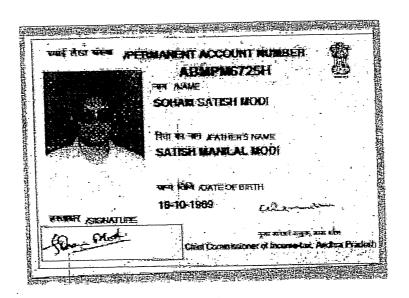
SIGNATURE OF WITNESSES:

FOR ISIGNATURE OF TEXECUTANTS Frop: N/s. Modi Builders, Methodist Complex,

GOM MAROD

SURESH P. (BAJAJ) (For and on Behalf of Partners)

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For M/s. MODI ENTERPRISES Prop: Ms. Moli Builders, Helhodist Complex,

SOHAM MODI

OHAM MODI SURESH P. (BAJAJ) (For and on Behalf of Partners)

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Election Commission Of India

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Elector's Name : A LAXMI KANTH

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Father's Name:

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WITNESSES NO. 2

आयकर विमाग INCOME TAX DEPARTMENT

B M RAJ KUMAR

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03/01/1978 Permanent Account Number

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भारतः सरकार GOVILŌFINDIA





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Photographs and FingerPrints As per Section 32A of Registration Act 1908

C.S.No./Year: 000864/2009 of SRO: 1607(HYDERABAD (R.O))
Presentant Name(Capacity): SURESH BAJAJ(EX)

Report Date: 08/04/2009 14:35:42

This report prints Photos and FPs of all parties

SINo.	Thumb Impression	Photo	Name and Address of the Party	PartySignature
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	E ST	SHESCHER SALES	(LR) SURESH BAJAJ[R]M/S MODI ENTERPRISES 280,RD.NO.25,J.HILLSHYDERABAD S.PA-Voldon	Property

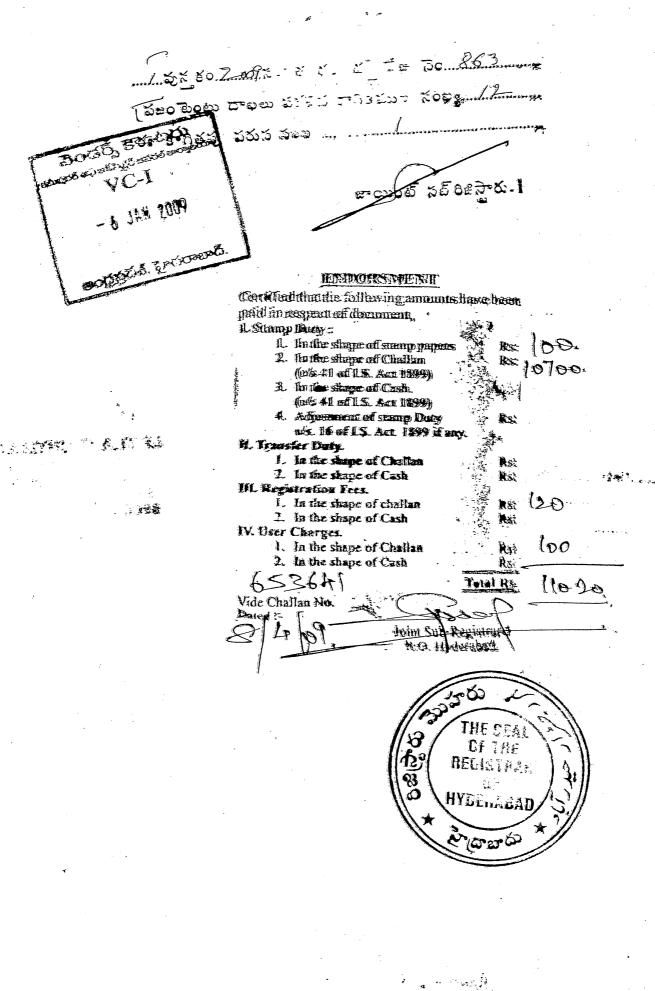
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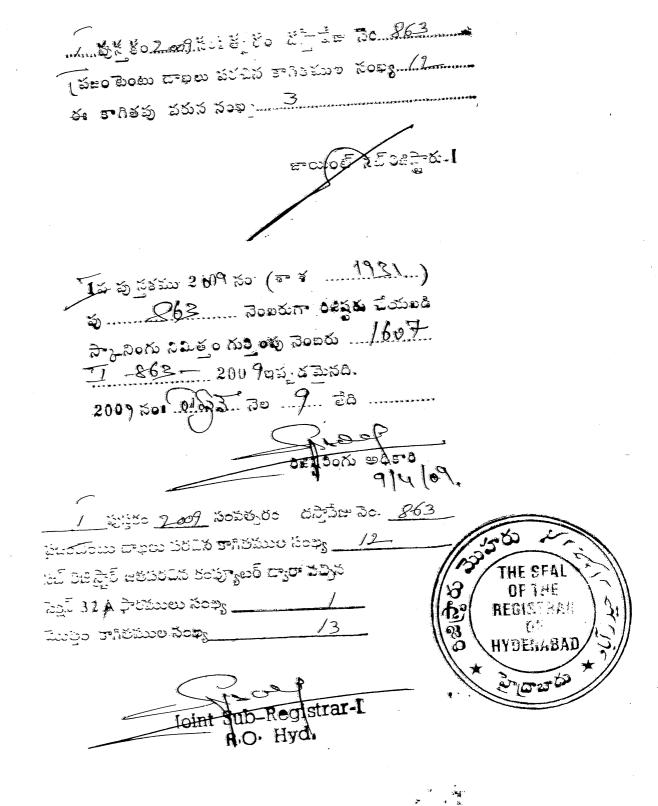
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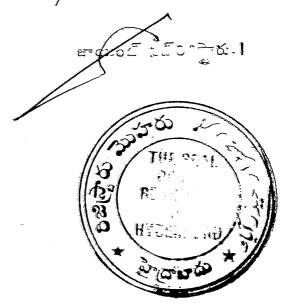
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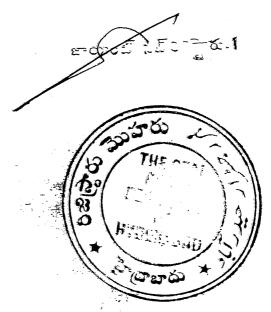


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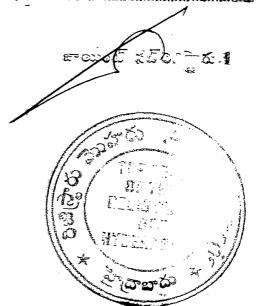


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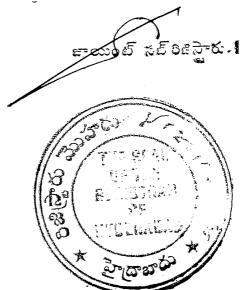


్ట్రామ్ కం మండ్రానం జాల్లు మరచిన కానితముల నంఖ్య 12 కో కానితపు వమన నంఖా 9



మ్జర్యంటు దాఖలు పరశివ కాగికిముల సంఖ్య మీజర్యంటు దాఖలు పరశివ కాగికిముల సంఖ్య మీజర్యంటు వమన నంఖ్య మీజర్యంట్ స్వికిస్టారు.

మజంతుంటు దాఖలు పరచిన కాగితముల సంఖ్య చేస్తుంటు నర్మి పరున నర్మి మాట్లు పరచిన కాగితముల సంఖ్య చేస్తుంటు గ్రామంలో మెడ్ రిజిస్టారు. I



/ පුහුජල 7 ලාල සියස්තුවට සියිස්සේ සිය. 863
සියි විස්තුව්වී පේණා සම්ප්රධ්න ජලග්ල සියල්ව සියුව බවයි.
ප්රතිකාව සියල්ව සියුවේ මේණා සම්ප්රධ්න ජලග්ල සියුවේ 32A
ප්රතිකාව කියල්වීම් ප්රතික සම්ප්රධ්න ජලග්ල සියුවේ 32A
ප්රතිකාව සියුවේ සියුවේ සියුවේ සියුවේ 32A
ප්රතිකාව සියුවේ සියුවේ සියුවේ සියුවේ සියුවේ 32A
ප්රතිකාව සියුවේ සි