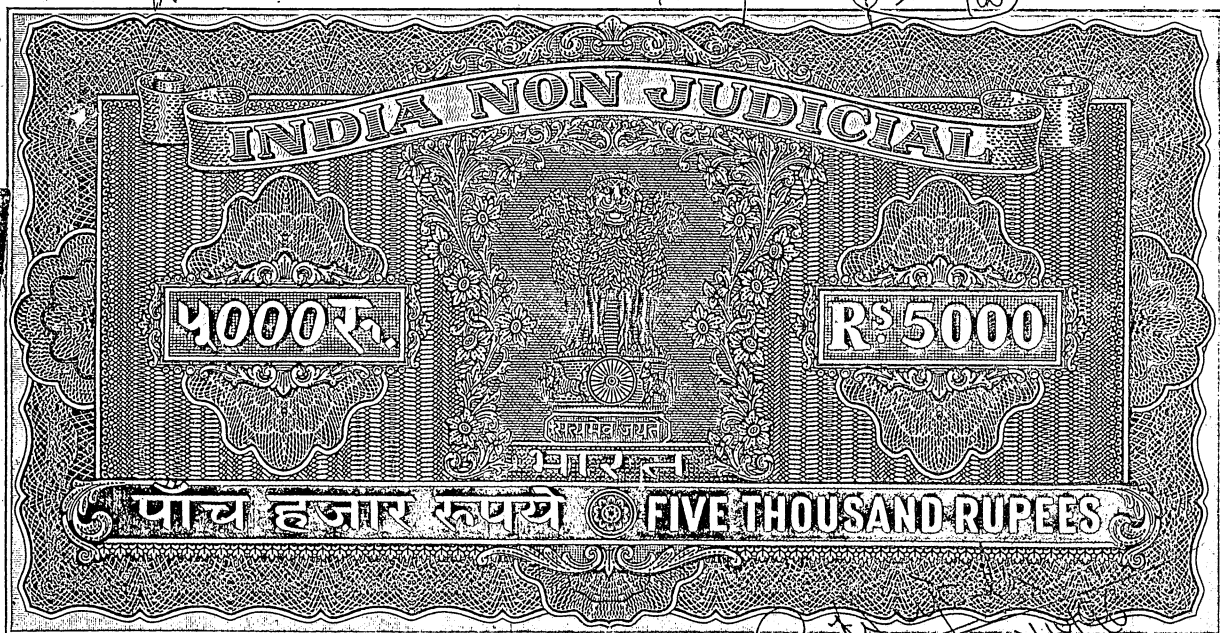


SCANNED



S. No. 21797 Date 12/9/96 Kd. 15-23-IV-A 69287
Purchaser Col. H. Sehgal to H. Sehgal
For whom Dr. Shrinidhi Sehgal W/o. Karan Sehgal. D/o. H. Sehgal

C. ANJANDAS
SUB-REGISTRAR SUPDT.
EX OFFICIO STAMP VENDOR
STAMP COUNTER R.O. HYD. BAD.

LEASE DEED

This Deed of Lease is made on this the 28th day of march 2006 by and between :-

1. Sri Satish Modi son of Sri Manilal Modi, aged 51 years, occupation business-partner representing MODI ENTERPRISES (owned by MODI BUILDERS METHODIST COMPLEX) a partnership firm having its Office at 5-1-32, R.P. Road, Secunderabad - 500 003.
2. Sri Suresh Bajaj son of Sri parmanand Bajaj, aged 41 years, occupation business, partner representing MODI ENTERPRISES (Owned by MODI BUILDERS METHODIST COMPLEX) a partnership firm having its office at 5-1-32, R.P. Road, Secunderabad - 500 003.

(HEREINAFTER referred to as LESSOR, which term shall mean and include all their heirs, successors, legal representatives, administrators, assigns, etc..)

AND

Smt. Rashmi Sehgal, W/o. Shri Karan Sehgal, aged 41 years, 8-2-579/3, Road No.8, Banjara Hills, Hyderabad - 500 001

(HEREINAFTER referred to as the LESSEE, which term shall mean and include all her heirs, successors, legal representatives, administrators, assigns, etc.).

Satish Modi

Rashmi self

LG F. - 28
SRA - 21654

(D)

Purchaser Col. H. Singh
for whom Bashir Singh & Karam
Singh - R/o D/O

C. ANJANDAS
SUB-REGISTRAR SUPDT.
EX OFFICIO STAMP VENDOR
STAMP COUNTER R.O. HYD. BAD.

WHEREAS M/s The Methodist Church in India are the owner of premises bearing No.5-9-189/198, situated at Chirag Ali Lane, Abid Road, Hyderabad, A.P.

AND WHEREAS in pursuance of a registered deed of lease dated 19.4.1988 registered Document No.486/90 of 1990 before District Registrar Office, 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 2,768 sq. mts. of land out of the premises bearing No.5-9-182/190 situated at Chirag Ali Lane, Abid Road, Hyderabad.

AND WHEREAS only authenticated copy of the said registered lease deed dated 19.04.1988 is hereby furnished by the LESSOR herein to the LESSEE herein:

AND WHEREAS M/s The Methodist Church in India had also executed a development agreement in favour of the LESSOR herein dated 09.01.1981 in pursuance of which the LESSOR herein had a right to take up construction on the leasehold site;

AND WHEREAS in pursuance of the said development agreement dated 9.1.1981, the LESSOR herein has taken up and completed the construction by raising suitable structures thereon after obtaining sanction therefor from the Municipal Corporation of Hyderabad.

referred from
Salem, Md.

Reiter self



No. 24229 Date 10/16/86 Rs. 1000/-
 chaser Cal. H. Sengal. By H.R. Sengal
 For whom B. Sengal. By H.R. Sengal

C. ANJANDAS
 SUB-REGISTRAR SUPDT.
 EX OFFICIO STAMP VENDOR
 STAMP COUNTER R.O. HYD/BAD.

AND WHEREAS the LESSOR herein has represented that as per the development agreement dated 9.1.1982 and the lease deed dated

19.4.1988 which is registered on 9.9.78 executed by and between M/s. The Methodist Church in India and 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;

AND WHEREAS clause 5 (b) of the said registered lease deed dated 19.4.1988 reads as follows:-

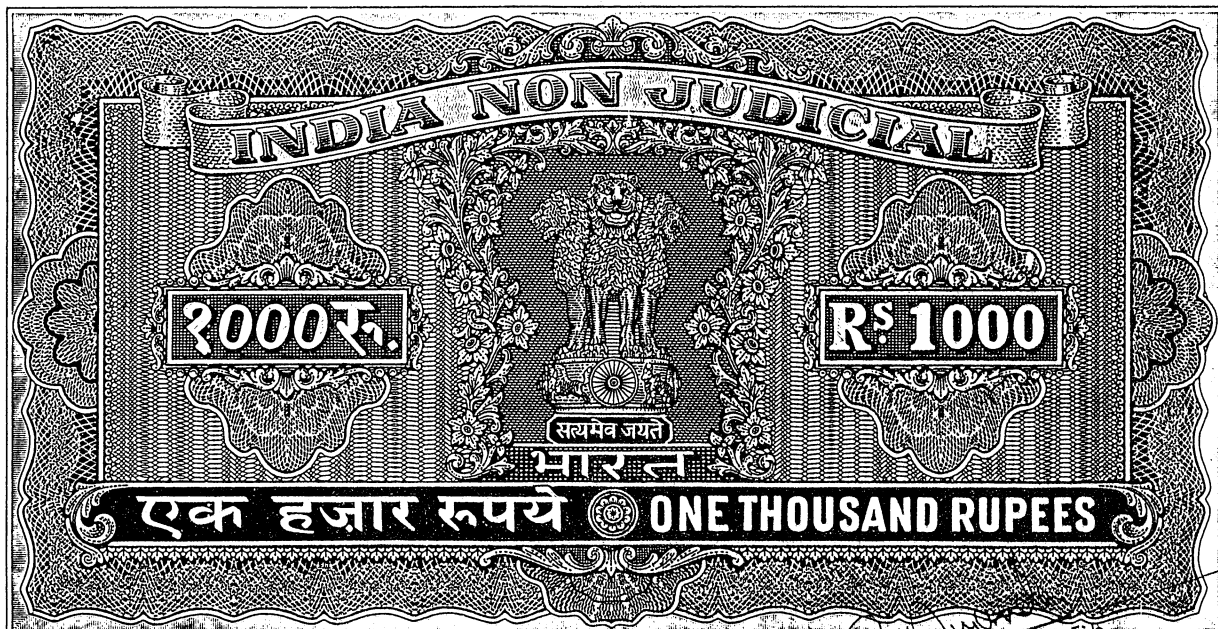
"The Tenant shall be entitled to assign, transfer, sublet and/or give on lease and license, the tenanted premises or any portions thereof, for such consideration as the Tenant may consider proper and for which no further consent of the Landlord shall be required. It is hereby declared that in the event 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 subtenancy shall continue to be in force and the subtenant(s) shall have the right to enjoy the premises they have contracted and in such an event, his/her/their obligation will be towards the Church, the Landlord/Owner."

Singh

Satish

Sch

Modi



S. No. 21800 Date 14/16.11.2000
 Purchaser Col. H. Salgaonkar R. Salgaonkar
 For whom R. Salgaonkar R. Salgaonkar
 Salgaonkar R/o. H. Salgaonkar

G. ANJANDAS
 SUB-REGISTRAR SUPDT.
 EX OFFICIO STAMP VENDOR
 STAMP COUNTER R.O. HYD. BAD.

AND WHEREAS the LESSEE herein has been desirous of taking a portion of the aforesaid premises covered by the registered lease deed dated 19.4.1988 relating to an extent of 216 Sq. ft. of super built up area from the lower ground floor which is in the nature of a Mulgi/Shop;

Along with
 5.4 5yd.
 of undivided
 at front of
 land.

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

1. The LESSOR herein does hereby transfer by way of lease/sub/lease to the LESSEE herein a portion of 216 Sq. Ft. of super built up area which is on the lower ground floor of the premises which is part of premises bearing No. 5.7.189/190 situated at Chirag Ali Lane, Abid Road, Hyderabad, and which portion is the nature of a Mulgi/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 "MULGI/SHOP".

Along with
 5.4 5yd.
 of undivided
 share of land.

2. The LESSOR herein confirms that the LESSEE herein is put in possession as a tenant/subtenant of the aforesaid "MULGI/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 the duration of the lease shall be till the structure of the said "MULGI/SHOP" remains in existence, and/or is capable of being used by the LESSEE herein effectively, and/or till the lease between the LESSOR herein and M/s. The

Amurshad

Chaital msk

Rachini Salgaonkar

No. 2/201 Date 1/10/96 Rs 1000/-
Chaser Col. 4. Sehgal. H. R. Sehgal.
For whom Rastogi. H. R. Sehgal w/o Kharan
Sehgal B. P. H. R.

C. ANJANDAS
SUB-REGISTRAR SUPDT.
EX OFFICIO STAMP VENDOR
STAMP COUNTER R.O. HYD. BAD.

Methodist Church in India subsists, whichever is later. It is agreed that at no time and for no cause the lease shall be terminated, except at the option of the LESSEE herein, during the subsistence of the aforesaid period.

4. The LESSEE herein had paid a sum of Rs.3,00,000/- (Rupees Three Lakhs Only) a refundable deposit to the LESSOR herein which shall carry no interest whatsoever. The said amount has been received by the LESSOR herein from the LESSEE herein vide Banker's cheque No.977898 dated 1st October, 1976 drawn on State Bank of India, Narayanauda, Hyderabad.

The Lessor herein admits the receipt of the said sum of Rs.3,00,000/- (Rupees Three Lakhs only).

5. During the subsistence of this lease, the LESSEE herein shall be liable to pay a sum of Rs.75 (Rupees Seventy five only) per month as rent. The said rent shall be revised every five years by increasing the same by 20% of the then existing rent payable by the LESSEE herein to the LESSOR herein.

6. The LESSEE herein shall be liable to pay proportionate share of maintenance charges towards the common facilities as paid by the other tenants of the complex, amenities, accesses, water facility etc., insofar as the "MULGI/SHOP" is part of the whole complex.

7. The LESSOR herein shall pay electricity charges as per

Satish mal

ml
Bew. Schf



S. No. 24/802 Date 1/10/96 Rs. 1000/-
 Purchaser Col. H. Sehgal & family
 For whom Ramesh Sehgal & family
 Sehgal & family

C. ANJANDAS
 SUB-REGISTRAR SUPDT.
 EX OFFICIO STAMP VENDOR
 STAMP COUNTER R.O. HYD/BAD.

separate meter provided for the lessee herein as per consumption shown therein.

8. The LESSEE herein shall be entitled to assign, transfer or sub-let or give on lease and licence the "MULGI/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 19.4.1988, which is registered on 9.2.1990. It is further agreed that in the event of such an assignment, transfer etc., the refundable deposit of Rs.3,00,000/- (Rupees Three lakhs only) automatically stand transferred to such assignee or transferee etc.,

9. It is agreed that the LESSEE herein shall not use the "MULGI/SHOP" for any purpose which is illegal or prohibited by law or for such purpose which has been specifically prohibited under the lease deed dated 19.4.1988, which was registered on 9.2.1990 nor the LESSEE herein shall be entitled to cause any structural changes or damage to the said "MULGI/SHOP".

10. The LESSEE herein shall also pay the municipal and other taxes payable for the "MULLGI/SHOP" and other charges, if any, payable, to any local authorities including the Municipal Corporation of Hyderabad. At present the MCH tax is Rs. 2100/- per annum.

Satish Mehra

Ramesh Sehgal

SHAM 28

1000Rs.



No. 21803 Date 16/10/2000/-
 Purchaser Col. H. Sehgal & H.R. Sehgal
 For whom Ramesh Sehgal w/o (Caran)
 Sehgal: R. H. J.

C. ANJANDAS
 SUB-REGISTRAR SUPDT.
 EX OFFICIO STAMP VENDOR
 STAMP COUNTER R.O. HYD/BAD,

11. It is agreed that in the event of non payment of rent, the arrears shall carry interest at 24% but no amount of default shall be considered as giving any right to the LESSOR herein to terminate the LEASE.

12. The LESSOR herein does hereby agree that during the subsistence of this lease, the LESSEE herein shall be entitled to occupy the "MULGI/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 entrances to the building for engroos/engrytis and all other amenities and conveniences available in said complex.

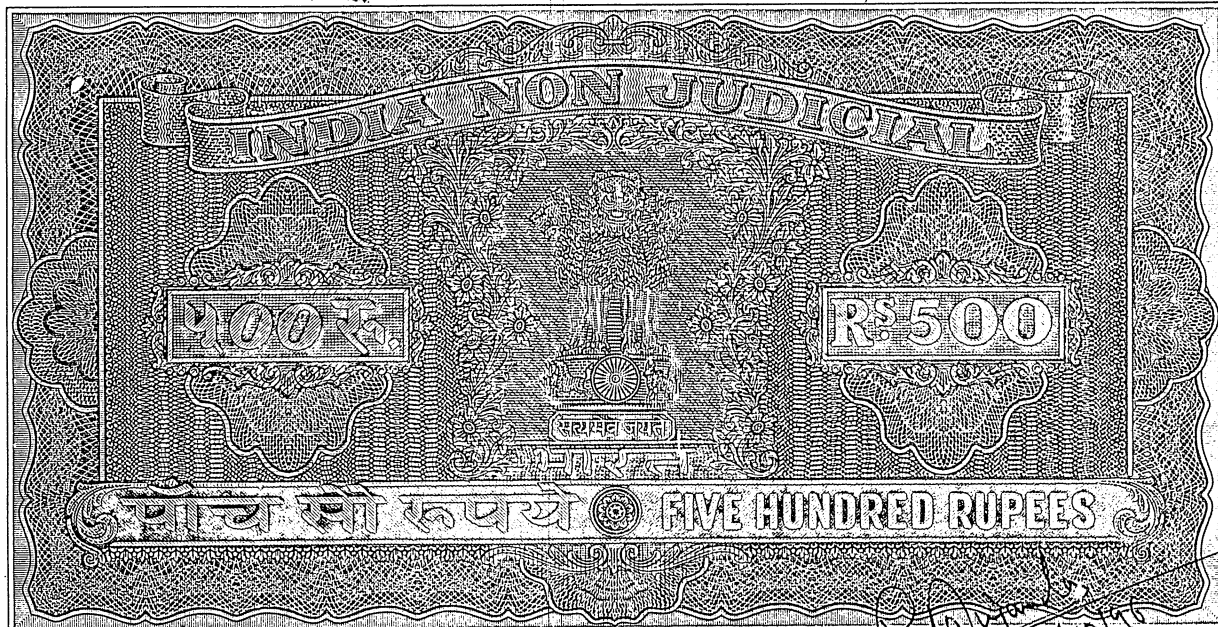
14. It is agreed between both the LESSOR and the LESSEE as the LESSEE and other family members have taken the adjacent portions so as to enable the LESSEE and other family members to use the said blocks as the compact block if necessary as per the need and requirement of the lessee and in view of the various blocks have been taken by the LESSEE and the LESSOR hereby authorise and it has been specifically agreed the LESSEE and other family members their successors in interest shall be entitled to put up sign boards/Neon sign board above the shop.

It is hereby agreed between the LESSOR and the LESSEE that if the LESSOR so desires to use the premises which is hereby let out

[Signature]

[Signature]

[Signature]



No. 217806 Date 1/10/96 Rs. 500/-

Purchaser Col. H. Sehgal & H.R. Sehgal.

For whom... Rakhmi Sehgal w/o Anan Sehgal.

P/o H.R. Sehgal

REGISTRAR / SUPP
OFFICIO STAMP VENDO
COUNTED. R. M. 1/10/96

11811

under this lease deed along with the other portions in the same building by joining by removal of partition walls and also to put up staircase joining the lower ground floor and the upper ground floor as may be required by the LESSEE and the LESSOR shall not have any objection for putting staircase joining the lower ground floor portion and the upper ground floor portion without causing damage structurally by taking appropriate precautions in consultation with the Structural Engineer.

15. 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 hindrances whatsoever.

16. In the event of the LESSEE herein desiring to terminate this lease, at her own option, the LESSOR would be bound to refund back the refundable deposit of Rs. 3,00,000/- (Rupees Three Lakhs Only) simultaneously with the LESSEE herein delivering vacant possession of the said "MULGI/SHOP".

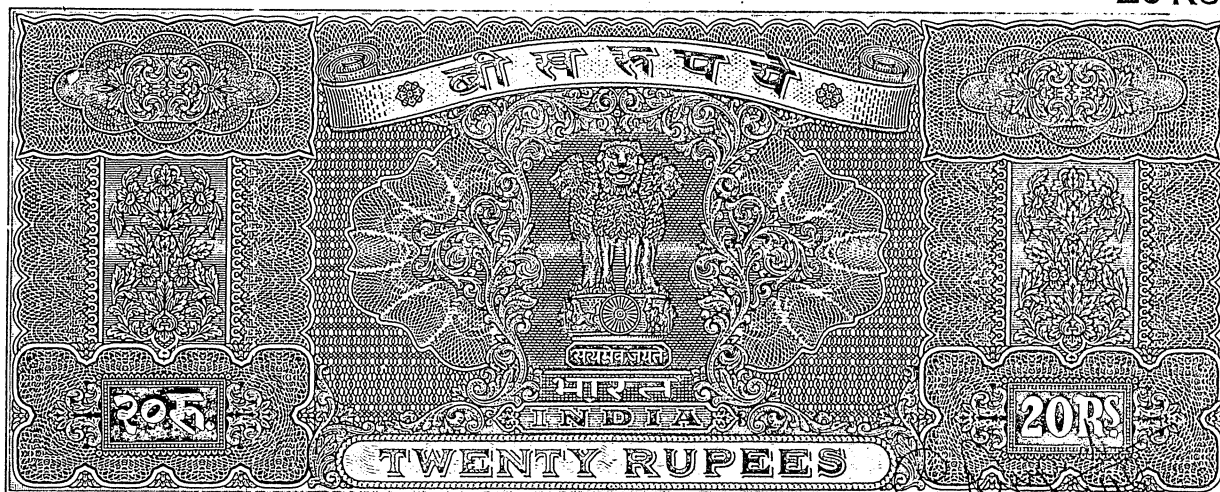
17. Since this sub-lease contemplated by this lease deed is to be long term arrangement and for the purpose of stamp duty and registration this deed may be deemed for a period of (30) years and shall be renewed on the same terms and conditions including this clause for renewal and any non-execution of 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.

[Signature]

[Signature]

[Signature]

.... 9



S. No. 21788... Date 1-10-76... Rs. 20/-

Purchaser *Col. H. Seligal S/o H.R. Seligal*For whom *R.S. Seligal w/o K. R. Seligal S/o H.R. Seligal*
 10B - REGISTRAR / SUPD.
 12 OFFICIO STAMP VENDOR
 1000 COUNTER, B. C. HYDRAB

:: 9 ::

SCHEDULE OF PROPERTY

All that portion being 216 Sq. ft. *Along with 5.4 sqds of undivided share of land* of super built up area on the lower ground floor bearing MULGI/SHOP No. 28 in the premises bearing No. 5.7.189/190, 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:

EAST & WEST: Shop No. 27 & part of Shop No. 25

NORTH : Shop No. 25

SOUTH : Passage

The value of the leased property is Rs. 3,00,000/-

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:

WITNESSES

1. *R. Narayan*
2. *G. L. Narayan*

LESSOR

LESSEE

Satish Narayan
R. Narayan
G. L. Narayan

LEASE DEED PLAN OF SHOP NO 28 LOWER GROUND FLOOR BEARING PREMISES
NO 5-9-189/190 AT CHIRAGALI LINE ABID ROAD HYD

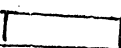
LESSOR 1) SRI SATISH MODI S/O SRI MANILAL MODI

2) SRI SURESH BAJAJ S/O PRAMANAND BAJAJ

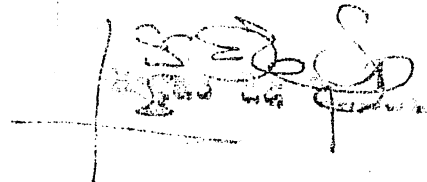
LESSEE SMT RASHMI SEHGAL W/O KARAN SEHGAL

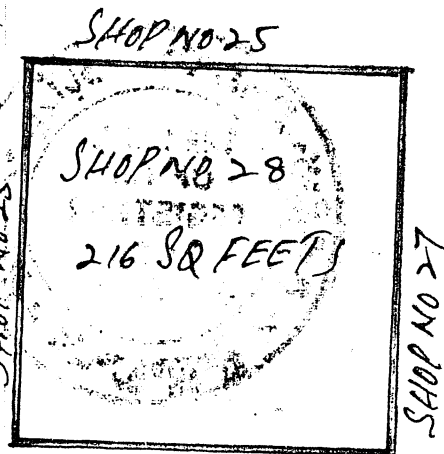
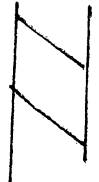
REF _____

INCLUDED 

EXCLUDED 

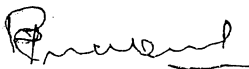
AREA 216 SQ FEET

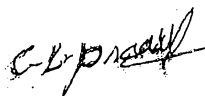


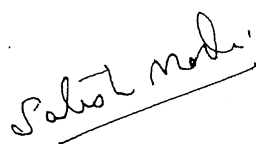


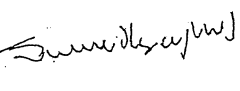
COMMON PASSAGE

WITNESSES

1. 

2. 

1) 

2) 

SIN OF LESSOR'S

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

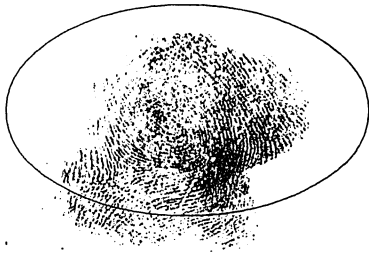
SI.No. FINGER PRINT
IN BLACK INK (LEFT
THUMB)

PASSPORT SIZE

NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT/SELLER/
BUYER

LESSOR:-

BUYER



M/s. MODI ENTERPRISES

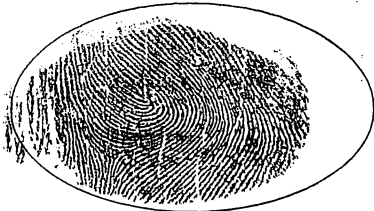
Rep. BY ITS PARTNERS

(01) MR.SATISH MODI

S/O.MR.LATE MANILAL MODI

R/O. 5-1-32, R.P.RAOD

SECUNDERABAD - 500 003

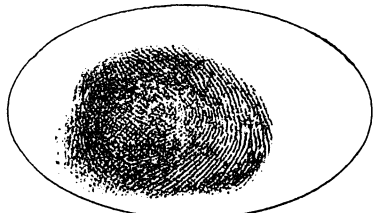


(02) MR.SURESH BAJAJ

S/O.MR.PARMANAND BAJAJ

R/O. 5-1-32, R.P.ROAD

SECUNDERABAD - 500 003



LESSEE:-

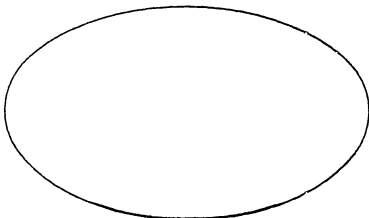
MRS. RASHMI SEHGAL

W/O. MR.KARAN SEHGAL

R/O. 8-2-579/3, ROAD NO.8

BANJARA HILLS

HYDERABAD - 500 001



PASSPORT SIZE
PHOTO
BLACK & WHITE

SIGNATURE OF WITNESSES :

1. *R. Praveen*

2. *G.L. Prasad*

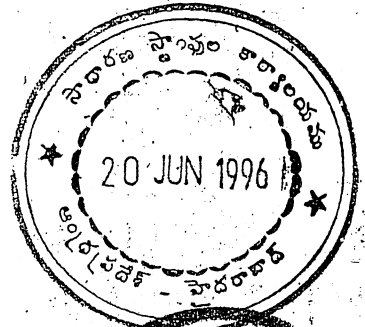
SIGNATURE OF THE EXECUTANTS

Satish Modi
Rashmi Sehgal
Karan Sehgal

1వ పుస్తకము 1407 సం 2006

దస్తావేజుల మొత్తము కార్గితముల సంఖ్య

ఈ కార్గితముల పనుల సంఖ్య



మొత్తము రెండు
 1928 వ శా.శ. ఏప్రిల్ మాసము 07 తేది
 పగలు మె మరియు గంటల మధ్య
 హైదరాబాదు రిజిస్ట్రారు ఆఫీసులో
 శ్రీ Sathish Modi రిజిస్ట్రేషన్
 చట్టము 1908 లోని సెక్షన్ 32 అ ను అనుసరించి
 సమర్పించబడిన ప్లాట్ నెంబర్లు మరియు వేలిముద్ర
 లతో సహా దాఖలు చేసి రుసుము రూ. 590/-
 చెల్లించినారు.

ప్రాసి ఇచ్చినట్లు ఒప్పకొన్నది
 అదమ ప్రొటెన వ్రేలు

Sathish Modi



అదమ ప్రొటెన వ్రేలు



అదమ ప్రొటెన వ్రేలు



నిరూపించినది.

① Ramesh

(R. P. Ramesh) S/o R. Padma Reddy
 occ: Business R/o 5-4-187/244,
 m.G. Road, Secbad.

② Chakravarthy

C. Lakshminiprasad s/o C. Krishnakumar
 H.No-8-1-86, Shivaji Nagar
 Secunderabad.

200వ సం॥

మొత్తము

సం 28

వ పేడి

1928 శా.శ.పం॥

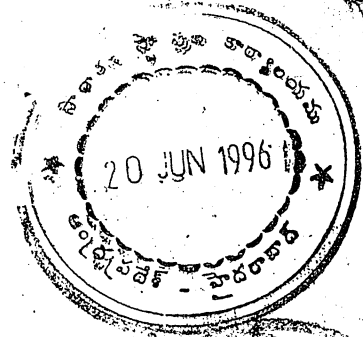
ఏప్రిల్ మాసము 7

వ పేడి

మొత్తము
 అదమ ప్రొటెన వ్రేలు

15 వ పుస్తకము 1409 నంబర్ 2006
 దశావేళల మొత్తము కార్గితముల సంఖ్య
 114 ఈ కార్గితముల వరుస సంఖ్య

[Signature]
 అధికారి నామంబరము



conveyance Under Section 42 of Act II of 1899

No. of 2006

I hereby certify that the proper/defisit
 stamp duty of Rs. 325 (Rupees Three
hundred and seventy five only
 has been levied in respect of the instrument
 from Sri Satish Reddy
 on the basis of the agreed Market Value
 consideration of Rs. being higher
 than the consideration/agreed Market Value.

[Signature]
 Collector Under Indian Stamp
 Additional Sub-Registrar
 R. O. Hyderabad

CERTIFICATE

The document has been scanned
 with the Identification No. 1687

1409 of 2006

15 వ పుస్తకము 2006 నంబర్ (క. క. 1928)

పు. 1409 నెంబరుగా రిజిస్టరు చేయబడి

స్కానింగు నిమిత్తం గుర్తింపు నెంబరు 1407

1409 2006 ఇవ్వడమైనది.

2006 నంబర్ 1409 నెంబరుగా రిజిస్టరు చేయబడి

Note: Copy has been Registered
 along with the original

[Signature]
 Registrar

అధికారి నామంబరము



1వ పుస్తకము... 1409... సం॥ 2000
తొలివేలం మొత్తము కారితముల పంజ్య
11... ఈ కారితముల వరుస పంజ్య... 3...

పెరకెడె
అధికారి పంజ్య

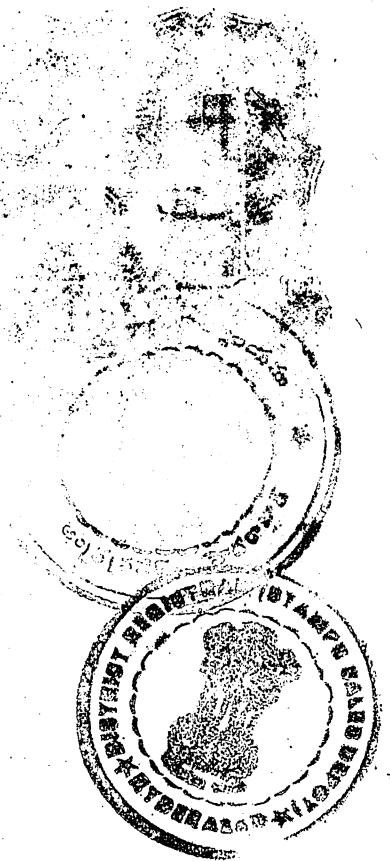


1వ పుస్తకము... 1409 నంబర్ 2000

తర్వాత వేసిన మొత్తము కాగితముల సంఖ్య

... 11 రూ. కాగితముల పర్చున సంఖ్య 4

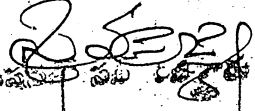
ప్రొ. జె. జె. జె.

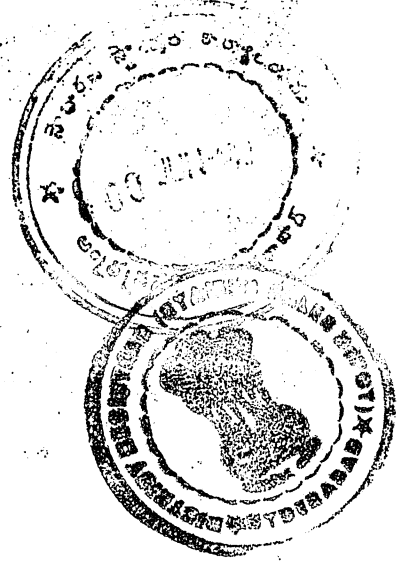


ఈ కృతము... 1407... సం. 2006

దస్తావేజుల మొత్తము కారితముల పంఖ్య

... 1407... ఈ కారితముల వరుస పంఖ్య ...


అధికారి పదవి



1వ పుస్తకము... 1404... సం. 2005

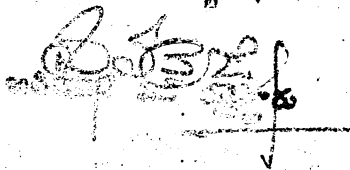
కర్నూలు మొత్తము కార్గిత్తుల సంఖ్య

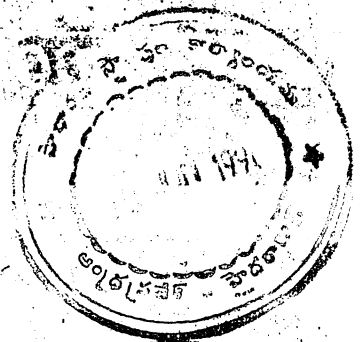
.../... ఈ కార్గిత్తుల పరుస సంఖ్య 6...

[Handwritten signature]
అధికారి



1409 సం॥ నంబు
 కర్తవ్యము మొత్తము కొలితముల నంబు
 11: 31 కొలితముల వరుస నంబు .. 7...





1వ పుస్తకము... 1407... సం॥ 2005
వస్త్రాల మొత్తము కారితముల సంఖ్య
... ఈ కారితముల వరుస సంఖ్య 8

Handwritten signature



1వ పుస్తకము... 1409... సం॥ 2000
 దస్తావేజుల మొత్తము కాగితముల సంఖ్య
 71... ఈ కాగితముల వరుస సంఖ్య... 9...

Handwritten signature



1వ పుస్తకము...409... నవం 2006

వస్త్రావేదాల మొత్తము కాగితముల సంఖ్య

...ఈ కాగితముల వరుస సంఖ్య ...11

వివరము
అడిషన్ల నామ రేఖ్య

