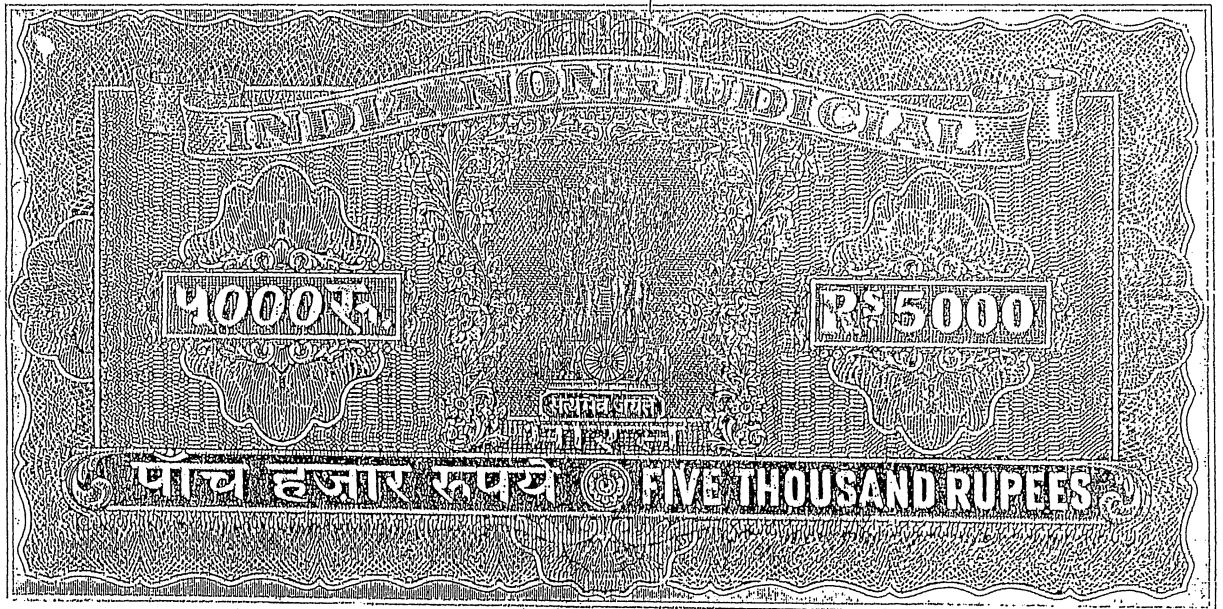


2543/86

Shop No. 24 04 5000Rs.



AP-23-IV-A 74029

Zohareed
(MD. HABEEB XLI)

S.L.NO: 002B701 DATE: 02/08/96 RS: 5,000

PURCHASER: COL. H. SEHGAL
S/O MR. H R SEHGAL
HYD.FOR WHOM: KARAN VIR SEHGAL
S/O MR. T R SEHGAL
HYD.

శ్రీ-కేశవులు, వరదేశం
అంబేద్కర్ - 53-1-32, ర.ప. రోడ్, హైదరాబాద్
ఆంధ్ర ప్రదేశ్, భారతదేశం

LEASE DEED

This Deed of Lease is made on this the 21st day of August 1996
by and between :-

1. Sri Satish Modi son of Sri Manilal Modi, aged 31 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 - 508 003.

2. Sri Suresh Bajaj son of Sri Parmanand Bajaj aged 31 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 - 508 003.

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

AND

Shri Karan Vir Sehgal, S/O. Shri T.R. Sehgal, aged 44 years, S-2, 579/3, Road No.8, Banjara Hills, Hyderabad - 500 081

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

WHEREAS M/s The Methodist Church in India are the owner of premises bearing No.5-1-187/190, 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.687/98 of 1988 Taluk District

Satish Modi

Suresh Bajaj

1996
2001
2006
2011
2016



723-IV-A 74030

S.L. NO: 0028702 DATE: 02/08/96 RS: 5,000

C. S. Chavali

PURCHASER: COL. H. SEHGAL
S/O MR. H R SEHGAL
HYD.

FOR WHOM: KARAN VIR SEHGAL
S/O MR. T R SEHGAL
HYD.

For the purpose of the said lease
the said M/s. The Methodist Church in India
has granted a long lease in favour of
the LESSOR herein on the terms and conditions mentioned therein
bearing No. 5-9-197/198 situated at Chirag Ali Lane, Abid Road,
Hyderabad.

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. mtm. of land out of the premises bearing No. 5-9-197/198 situated at Chirag Ali Lane, Abid Road, Hyderabad.

AND WHEREAS duly 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.

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 9.9.90 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;

S. S. Chavali

S. S. Chavali

S. S. Chavali 3



AP-23-IV-A 74031

S.L.NO: 0028703 DATE: 02/08/96 RS: 5,000

PURCHASER: COL.H.BEHAL
S/O MR. H R BEHAL
HYD.

FOR WHOM: KARAN VIR BEHAL
S/O MR. T R BEHAL
HYD.

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 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."

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 240 Sq.ft. of super built up area from the lower ground floor which is in the nature of a Mulgi/Shop;

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

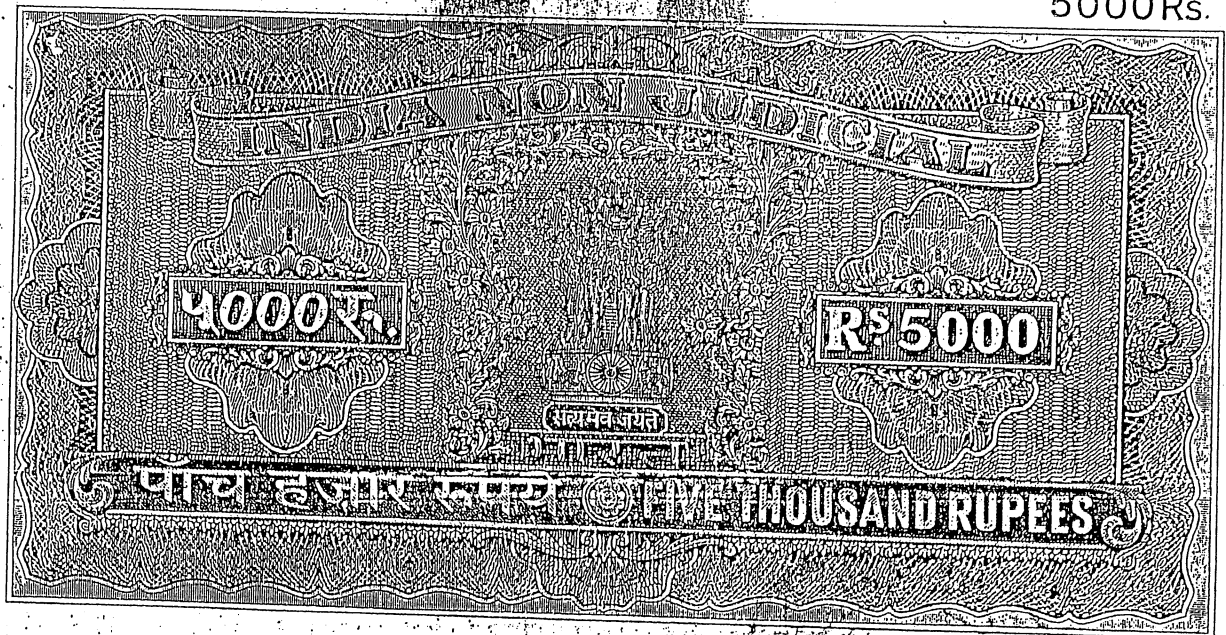
1. The LESSOR herein does hereby transfer by way of lease/sub/lease to the LESSEE herein a portion of 240 Sq. Ft. of super built up area which is on the lower ground floor of the premises which is part of premises bearing No.5.9.189/198 situated at Chirag Ali Lane, Abid Road, Hyderabad; and which

Satish Moh

[Signature]

[Signature]

5000Rs.



AP-23-IV-A 74032

S.L.NQ: 0028704 DATE: 02/08/96 RG: 5,000

PURCHASER: COL. H. SEHGAL
S/O MR. H R SEHGAL
HYD.

FOR WHOM: KARAN VIR SEHGAL
S/O MR. T R SEHGAL
HYD.

[Signature]
02-08-96, 5000 रु.
Methodist Church in India
Hyderabad

1. 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".

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 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. 3,60,000/- (Rupees Three Lakhs Sixty Thousand 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 cheque No. 848426 dated 2.8.96 drawn on State Bank of India, Narayanguda, Hyderabad. The LESSOR herein admits the receipt of the said sum of Rs. 3,60,000/- (Rupees Three Lakhs Sixty Thousand only).

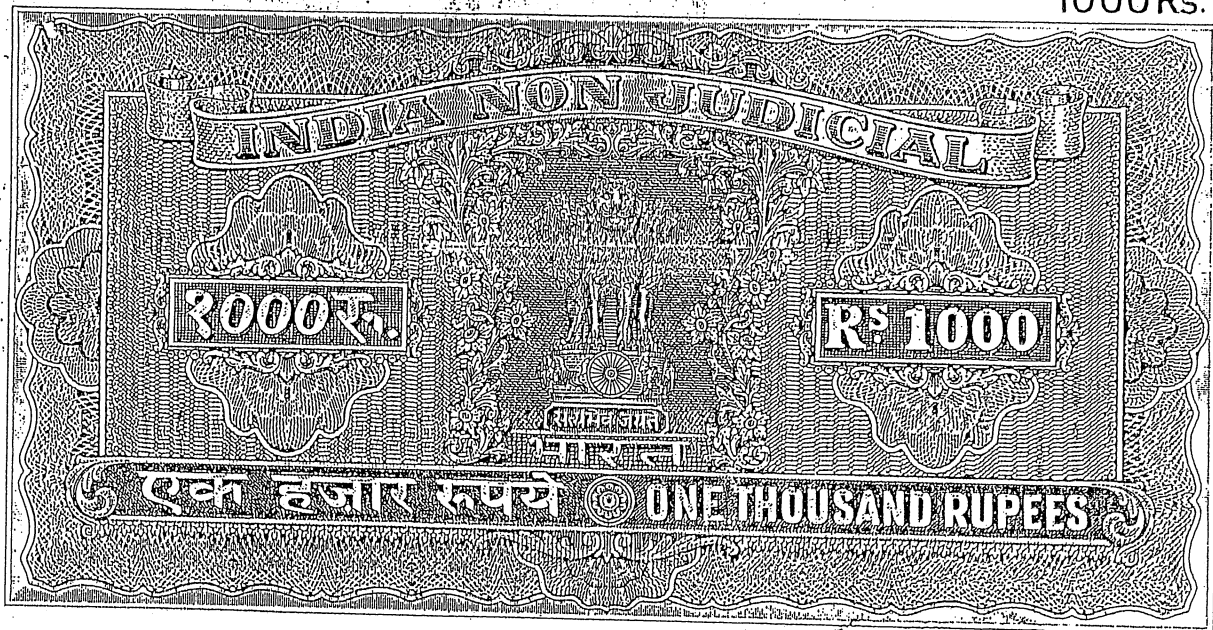
5. During the subsistence of this lease, the LESSEE herein shall be liable to pay a sum of Rs. 75/- (Rupees Seventy five and Twenty).

[Signature]

[Signature]

[Signature]

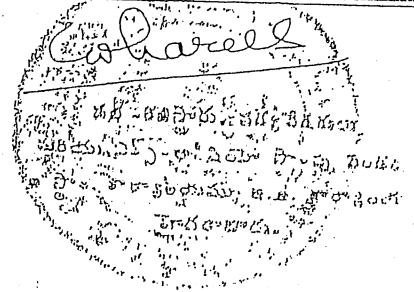
1000Rs.



S.L.NO: 0028705 DATE: 02/08/96 RS: 1,000

PURCHASER: COL. H. SEHGAL
S/O MR. H R SEHGAL
HYD.

FOR WHOM : KARAN VIR SEHGAL
S/O MR. T R SEHGAL
HYD.



only) per month as rent. The said rent shall be revised every five years by increasing the same by 25% 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 LESSEE herein shall pay electricity charges as per separate meter provided for the lessee herein as per consumption shown therein

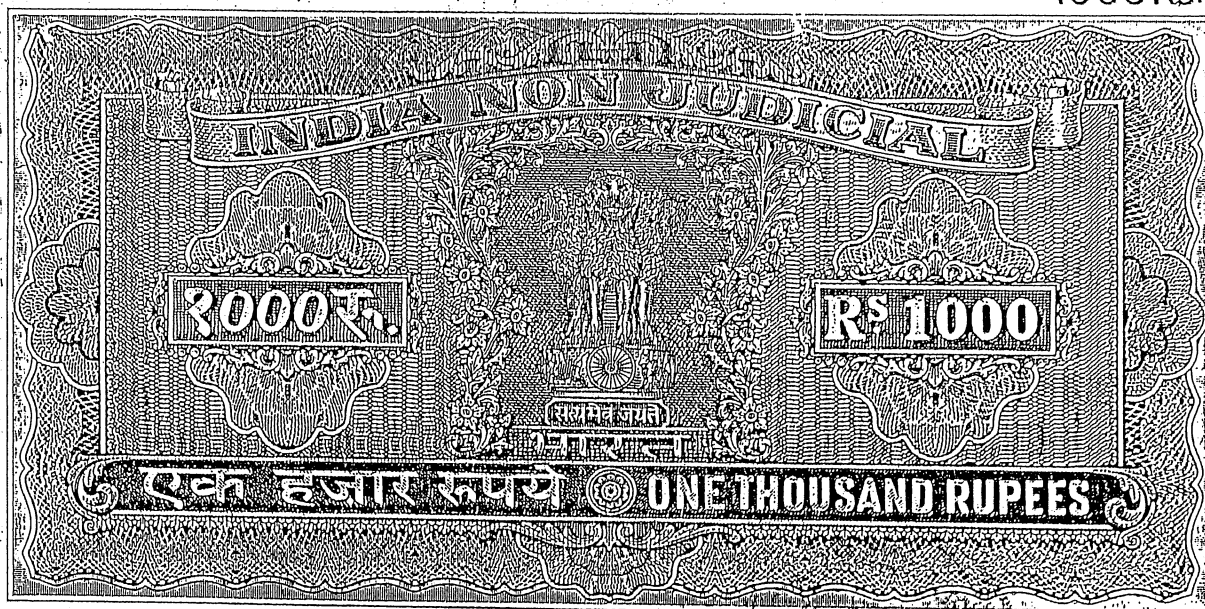
8. The LESSEE herein shall be entitled to assign, transfer or sub-let or give on lease and licence the "MULGI/SHOP" or any part thereof for such consideration as the LESSEE herein may consider proper and for such assignment or transfer etc., shall be in accordance with the terms and conditions of this 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.3,60,000/- (Rupees Three Lakhs Sixty Thousand 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

Signature

Signature

Signature



S.L.NO: 0028706 DATE: 02/05/96 RS: 1000

PURCHASER: COL. H. SEHGAL
S/O MR. H. R. SEHGAL
HYD.

FOR WHOM: KARAN VIR SEHGAL
S/O MR. T. R. SEHGAL
HYD.

structural changes or damage to the said "MULGI/SHOP".

10. The LESSEE herein shall also pay the municipal and other taxes payable for the "MULGI/SHOP" and other charges, if any, payable to any local authorities including the Municipal Corporation of Hyderabad. At present the MCH tax is Rs. 1788/-

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 egress/ingress and all other amenities and conveniences available in the said complex.

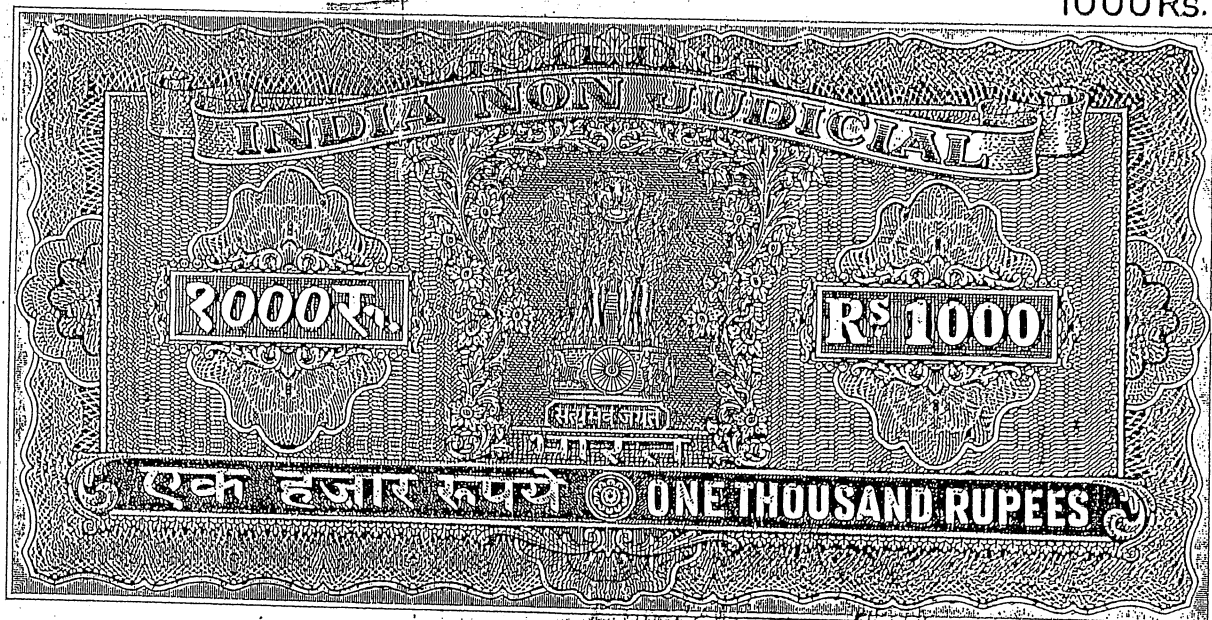
14. It is agreed between both the LESSOR and the LESSEE as the LESSEE and other family members have taken the adjacent portions so as to enable the LESSEE and other family members to use the said blocks as the compact block if necessary as per the need and requirement of the lessee and in view of the various blocks have

Sahib Moh

[Signature]

[Signature]

1000Rs.



S.L.NO: 0028707 DATE: 02/08/96

PURCHASER: COL. H. BEHGAL
S/O MR. H R BEHGAL
HYD.

FOR WHOM : KARAN VIR BEHGAL
S/O MR. T R BEHGAL
HYD.

[Handwritten signature: K. Karal]

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 shops and possible boards at the following places.

The lessee herein has paid a sum of Rs.1,00,000/- (Rupees One lakh only) a refundable deposit to the Lessor herein which shall carry no interest whatsoever towards the board space mentioned below. The said amount has been received by the Lessor herein from the Lessee herein vide cheque No.848429 dated 21.8.96 drawn on State Bank of India, Narayanguda, Hyderabad for Rupees One Lakh only

The Lessor herein admits the receipt of the said sum of Rs.1,00,000/- (Rupees One Lakh only)

Two boards on the corners (one on the South-East corner and the North-East corner) of the main building of the size of the 1/4 (one fourth) of the total height of the existing building, so as to enable the visibility of the boards from all sides.

No extra rent or charges shall be payable for the boards as they are part of the tenancy and the LESSEE shall have any objection and the LESSOR shall applications, no objections which may be necessary permission, sanction from the Municipal Corporation authority. All the terms and conditions of this agreement shall be applicable to the above mentioned

LGf - 2

It is hereby agreed between the LESSOR and the LESSEE that if the

[Handwritten signature: Satish Mal]

[Handwritten signature: K. Karal]



S.L.NO: 0028708 DATE: 02/08/94 RS: 1,000

PURCHASER: COL. H. SEHGAL
S/O MR. H R SEHGAL
HYD.

FOR WHOM: KARAN VIR SEHGAL
S/O MR. T R SEHGAL
HYD.

11 8 11

LESSOR so desires to use the premises which is hereby let out 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 his own option, the LESSOR would be bound to refund back the refundable deposit of Rs.4,60,000/- (Rupees Four Lakhs and Sixty Thousand only) simultaneously with the LESSEE herein delivering vacant possession of the said "MULOTI/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.

Satish Moh

Sumit K. 06

S. S. Sehgal

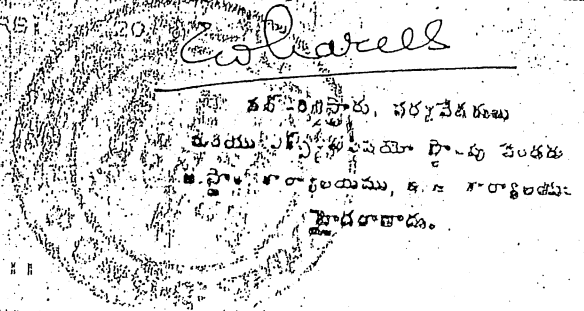
20 Rs.



S.L. NO: 0028710 DATE: 02/08/96 RS: 20

PURCHASER: COL. H. BEHGAL
S/O MR. H R BEHGAL
HYD.

FOR WHOM : KARAN VIR BEHGAL
S/O MR. T R BEHGAL
HYD.



SCHEDULE OF PROPERTY

All that portion being 240 Sq.ft. of super built up area on the lower ground floor bearing MULGI/SHOP No.29 in the premises bearing No.5.9.189/198, 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:

NORTH

SOUTH

The value of the leased premises is Rs.4,60,000/- (Rupees four lakhs sixty thousand only)

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.

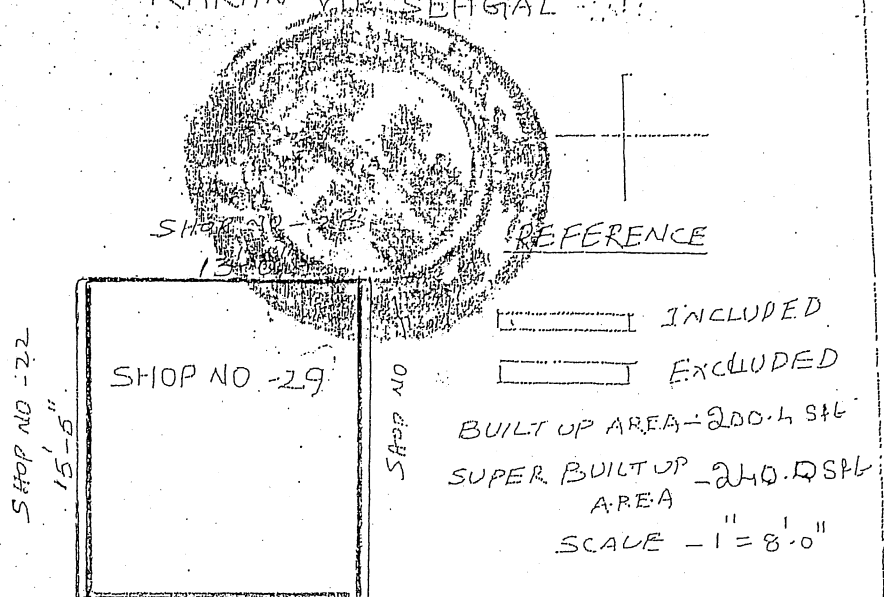
WITNESSES

1. *Sanjay Muni*
2. *H. S. Hage*

LESSOR *Sahit mal*
LESSEE *Ar Behgal*

LEASE DEED PLAN OF SHOP NO - 29, LOWER
GROUND FLOOR - BEARING PREMISES NO 5-9-189/190
SITUATED AT CHIRAG ALI LANE, ABID ROAD,
HYD, A.P.

LESSOR : 1) SRI SATISH MODI S/O SRI MANILAL MODI
2) SRI SURESH BAJAJ S/O SRI PARMANAND BAJAJ
LESSEE : SRI KARAN YLR SEHGAL



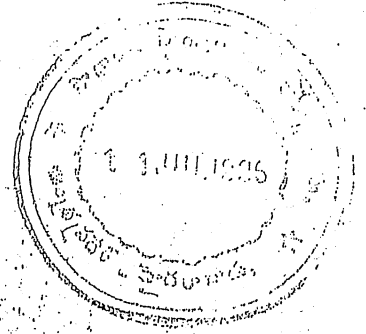
WITNESSES

1. *[Signature]*
2. *[Signature]*

[Signature]
SIG OF LESSOR

[Signature]
SIG OF LESSEE

పుస్తకం 2543 - 96 వ. పు
దస్తావేజాల మొత్తం కాలికవలన నల్ల
..... (10) శా. కాలికవలన వరుస
సంఖ్య 2
జాయింట్ సబ్-రిజిస్ట్రార్-1

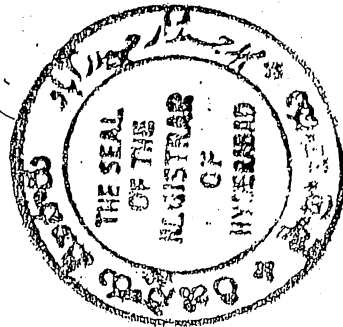


పుస్తకం 3540 వాబుల్ 463
482 పుటల్ 1996 వ సం 10/8 కా.శ
2543 నెలరుగా రిజిస్టరు చేయబడినది,
1996 వ సం. 10/8 నెల 26 వ తేదీ
1998 కా.శ. 10/8 వ సం 4 వ తేదీ

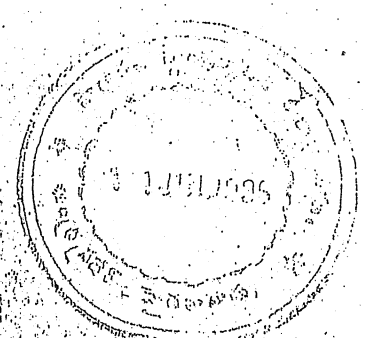
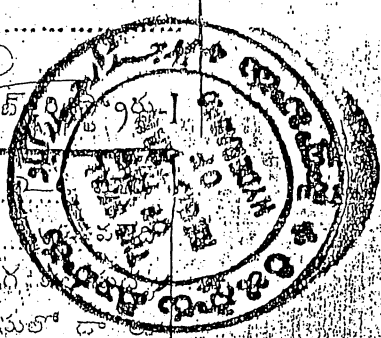
[Signature]
జాయింట్ సబ్-రిజిస్ట్రార్-1
హైదరాబాద్.

Two
Note: Copies have been Registered
along with the Original.

[Signature]
Joint Sub-Registrar-I



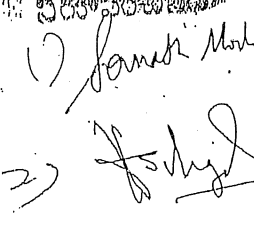
పుస్తకం 2543-9/సం. పు
దస్తావేజాల మొత్తం తాగితముల వందల
..... 1. 3 ఈ తాగితముల వరుస
సంఖ్య
జాయింట్ సర్కిల్



1998వ సం. లో గల
1998వ సం. లో గల
తది పగలు 26.4
ప్రదానాదీ లెక్కలు అధిస్తుల దా
చేసి దును... రూ 2636 చెల్లించినది.

ప్రొ. ని. యిచ్చినట్లు ఒప్పకొన్నది Satish Mohi

Satish Mohi S/o Mani Mohi
Baidra, m. g. rd. Sec'bad



SURESH BABU S/O. H. R. SINGH OCC. BUSINESS
J. Baidra S/o Shri P. R. Sengal
No 5-18/3, R. P. C. D. Sec'bad

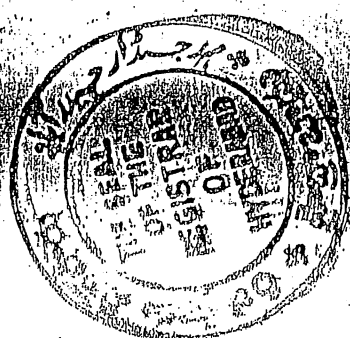
J. Baidra S/o Shri P. R. Sengal Business
Rd No 8 Baidra tube, Hyd.

SOURABH MOOI S/O SATISH MOOI OCC. BUSINESS
S-4-187/344, 2nd floor M.G. Road, Sec'bad - 03

Colonel H. S. Singh S/o Mr H R Singh
9-4-88/250 Sakunika Colony Hyd-8

1998 వ సం. లో గల 26 వ తేది
1998 వ సం. లో గల 26 వ తేది జాయింట్ సర్కిల్

పుస్తకం 2543 సంగ్రహ
 దస్తావేజుల మొత్తం కాగితముల పరిమాణం
 (1) ఈ కాగితముల పరిమాణం
 సంఖ్య 3
 జాయింట్ సర్కిల్ రిజిస్ట్రార్ -]



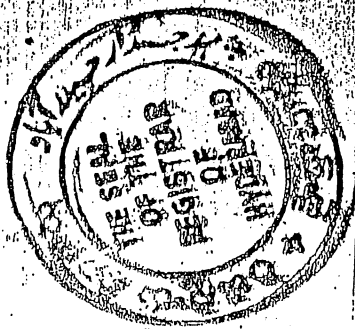
Endorsement Under Section 42 of Act II of 1895

No. Para II of 1936-97 of A.C. P. No.

I hereby certify that the proper/deficient
 stamp duty of Rs. 2542/ (Rupees Two thousand
 five hundred forty seven only)
 has been levied in respect of this instrument
 from Sri. Karan Ned Sehgal
 on the basis of the agreed Market value
 consideration of Rs. 4,94,040/- being higher
 than the Consideration/agreed Market value.

Collector Under Indian Stamp Act
 Joint Sub-Registrar
 A. D. [Signature]
 2/11/38

పుస్తకం 2543-98 నం. 98
 దస్తా వేదాల మొత్తం కాగితములు పట్ట
 (6) ఈ కాగితముల పదునె
 సంఖ్య 4
 వాయిదా పట్ - రిజిస్ట్రేషన్

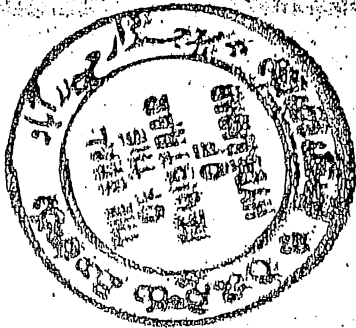


SCOPY A 11111

APR 29 1996

PER. 111111

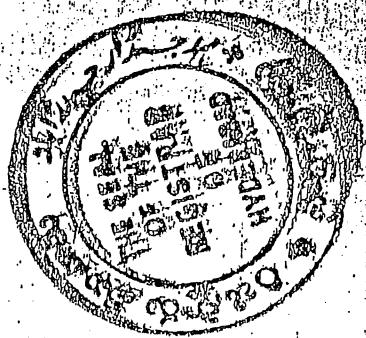
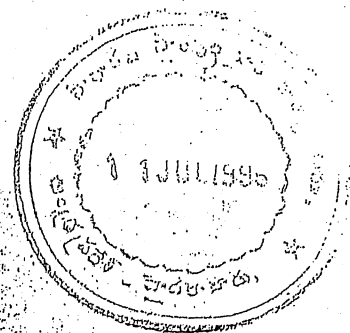
పుస్తకం 2563 - C/సం. పు
 దస్తావేజుల మొత్తం కొరితముల సంఖ్య
 12 ఈ కొరితముల పదున
 సంఖ్య 5
 జాయింట్ సేక్రటరీ



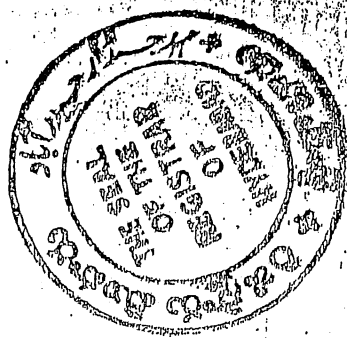
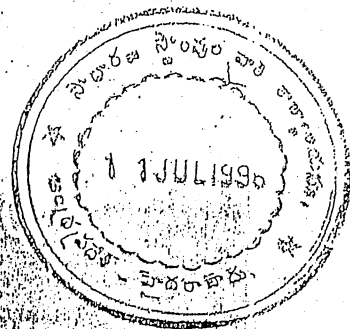
పుస్తకం 2543-9/సం. పు
 దస్తా నేణాల మొత్తం గాగితముల సంఖ్య
 (1) ఈ గాగితముల వరుస
 సంఖ్య 6
 జాయింట్ సర్ రిజిస్ట్రారు-1.



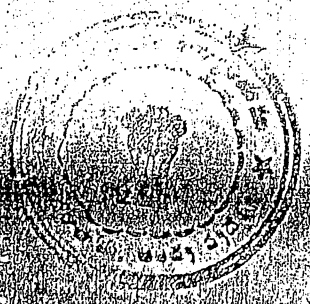
పుస్తకం 2543-96 పు
 దస్తావేజాల మొత్తం కాగితముల సంఖ్య
 6.4 ఈ కాగితములు వరుస
 సంఖ్య
 జాయింట్ సెక్ రెజిస్ట్రారు-1



పుస్తకం 2543 - 9 నం. పు
 దనా వేజుల మొత్తం తాగితముల నంబు
 10 ఈ కారితముల వరుస
 నంబు 8
 జాయింట్ సెక్రటరీ - 9]



పుస్తకం 2543-9 వ.పు
 దస్తా వేటాల మొత్తం కొలితపత్ర సంఖ్య
 10 ఈ జాగితముల వరుస
 సంఖ్య 7
 జాయింట్ సర్కిల్ కార్యదర్శి



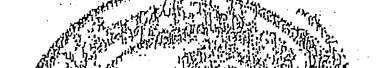
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