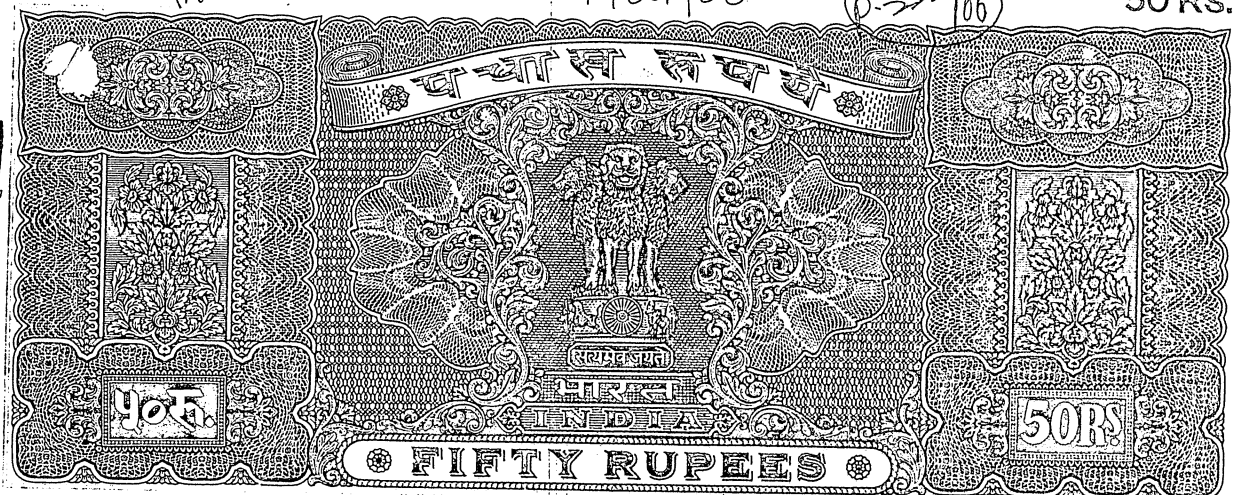


SCANNED



Serial No. 2621 DT 30/12/2008

Sold to D. Narasimha S/o B. Venkata Rao

For W/O Smt. Rashmi Sehgal W/o S. Karan Sehgal

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

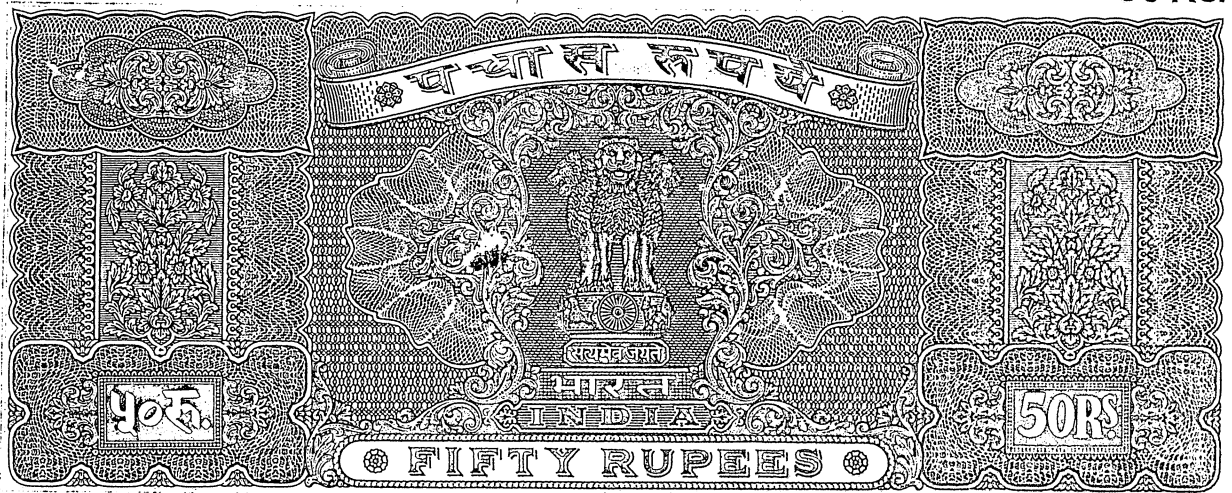
Suresh Bajaj

Rashmi Sehgal

2006-05
2011-90
2016-108

LGT - 27
SBA - 1925
WEC - 28/3/2

50 Rs.



SERIAL No 262001-32714-5858-547

Sold to D. Nagaraj 3/10 D. Venkatesh Rao

For WHOLESALE Roshni Sahasrabudhe 19/11/88 in Kurnool
Sahasrabudhe

Aruna
Sahasrabudhe

STAMPED 20/06/13/96

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WHEREAS M/s The Methodist Church in India are the owner of premises bearing No.5-9-189/190, 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.686/90 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 2,760 sq. mts. of land out of the premises bearing No.5-9-189/190 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

* Sathish mudi

* Sathish mudi

Sathish mudi

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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;

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 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."

N Satul mod.

x [Signature]

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Rabini Seljel

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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 ~~100~~¹⁹² Sq.ft. of super built up area from the lower ground floor which is in the nature of a Mulgi/Shop, bearing Shop No.27.

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

1. The LESSOR herein do hereby transfer ¹⁹² by way of lease/sub/lease to the LESSEE herein a portion of ~~100~~ Sq. Ft. of super built up area which is on the lower ground floor of the premises which is part of premises bearing No.5.9.189/190 situated at Chirag Ali Lane, Abid Road, Hyderabad, and which protion 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".

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 lthe LESSEE therein effectively, and/or till the lease between the LESSOR herein and M/s. The5

Satish Modi

Sunil Modi

Rashmi Salgi

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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.4,35,000/- (Rupees Four lakhs thirty five 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 Banker's cheque Nos.607654 dated 21.12.98 for Rs.4,00,000/- (Rupees four lakhs only) and 607657 dated 30.12.98 for Rs.35,000/- (Rupees thirty five thousand only) drawn on State Bank of India, Narayanguda, Hyderabad.

The Lessor herein admits the receipt of the said sum of Rs.4,35,000/- (Rupees four lakhs thirty five 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 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 LESSEE herein shall pay electricity charges as per

x Satish Moh.

x

Sunil Kumar6
Redini Satish

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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.4,35,000/- (Rupees four lakhs thirty five 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 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.....2147/- per annum.

x Satish mudi

x Sumit B. Rao

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Rashmi Singh

SHOP NO. 27

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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 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

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x Satish Moh.

x Sumit Singh

Rashmi Singh

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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.4,35,000/- (Rupees four lakhs thirty five thousand 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.

Satish Mohi

Amurshed

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Rechari Sahji

SCHEDULE OF PROPERTY

All that portion being ¹⁹²~~160~~ Sq.ft. ^{Along with 4.8 sq.yd of undivided share of land} of super built up area on, the lower ground floor bearing MULGI/SHOP No.27 in the 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:

North : Shop No.26
South : Common passage
East : Common passage
West : Shop No.28

The value of the leased property is Rs.4,35,000/-.

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. Rasheed
2. C.L. Prasad

LESSOR

LESSEE

Satish Kumar
x

Rasheed
Rasheed Selph

LEASE DEED PLAN OF SHOP NO 27 LOWER GROUND FLOOR BEARING PREMISES

NO 5-9-184/190 SITUATED AT CHIRAG ALI LINE ARID ROAD HAD

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

2) SRI SURESH BATAJ S/O PRAMANAND BATAJ

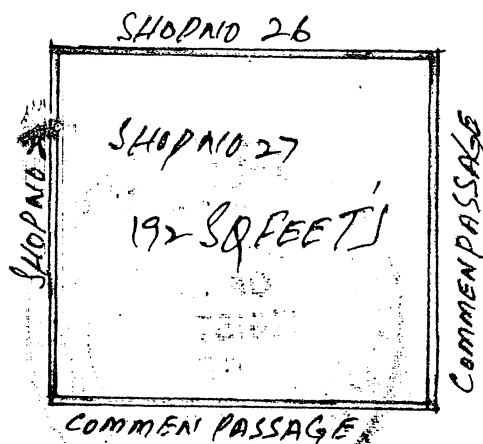
LESSEE: SMT RASHMI SENGAL W/O KARAN SENGAL

REF

INCLUDED

EXCLUDED

AREA 192 SQ FEET'S



WITNESSES

1. [Signature]

2. [Signature]

1) Satish Modi

2) [Signature]

SIN OF LESSOR

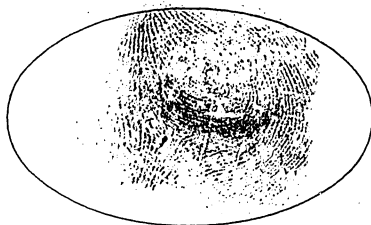
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

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

PASSPORT SIZE
PHOTOGRAPH

NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT/SELLER/

LESSOR:- BUYER



M/s. MODI ENTERPRISES,

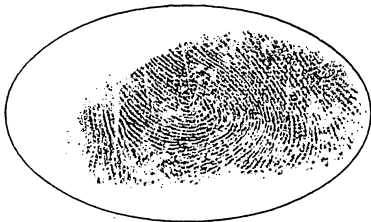
REP. BY ITS PARTNERS

(01) MR. SATISH MODI

S/o. MR. LATE MANILAL MO

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

SECUNDERABAD - 500 003

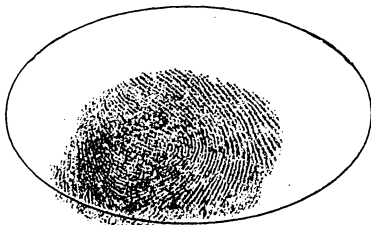


(02) MR. SURESH BAJAJ

S/o. MR. PARMANAND BAJAJ

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

SECUNDERABAD - 500 003



LESSEE:-

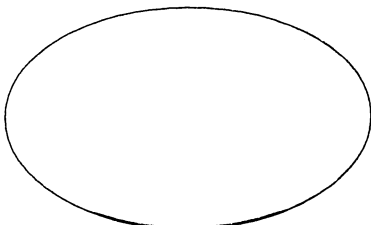
MRS. RASHMI SEHGAL

W/o. MR. KARAN SEHGAL

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

BANJARA HILLS

HYDERABAD - 500 001



PASSPORT SIZE
PHOTO
BLACK & WHITE

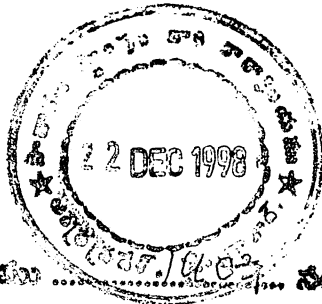
SIGNATURE OF WITNESSES :

1. Ramesh

2. C. L. Nayak

Satish Modi
Suresh Bajaj
SIGNATURE OF THE EXECUTANT'S

Rashmi Sehgal



18 వ పుస్తకము ... 2006

చట్టసేవల మొత్తము ...

ఈ కారితో ...

Handwritten signature and stamp.

2006 ... 28 ... 07 ... 3 ... 4 ...

Satish Modi ...

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Satish Modi

Satish Modi
occ: business

S/o. Manilal Modi
R/o 5-1-32, R.P. Road, Sec: 2

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Shresh Bhat
R/o 5-1-32,

S/o. Permand Bhat
R.P. Road, Sec: 2

...



Rashmi Sehgal

Rashmi Sehgal w/o. Karan Sehgal
R/o. 8-2-579/3, Road no. 87
Bijay Hills, Hyderabad.



1. *Present*

(R. P. Rao) S/o R. P. Rao
Occ. Serv. Co. 5-4-18/1344,
M. G. Road, Sec 3

2. *Chitna*

C. Lakshmi prasad S/o C. Krishniah
H. NO: 8-1-86, Shivanthi Nagar,
Secunderabad-3

మొదటి పేజీలో 28 పేజీలు
మొత్తం పేజీలు 7 పేజీలు

[Signature]
CERTIFICATE

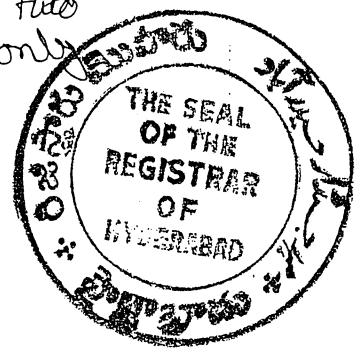
The document has been scanned
with the Identification No. 160

1-1-4-0-7 of 200

[Signature]
SIGNATURE OF REGISTERING OFFICER

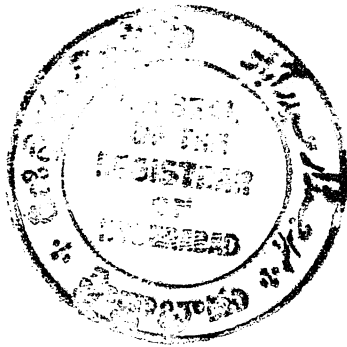
Under Section 42 of Act II of 1899
No. of 205
I hereby certify that the proper/d-fisit
stamp duty of Rs. *Twenty two*
thousand five hundred only
has been levied in respect of the instrument
from Sri *Satish Modi*
on the basis of the agreed Market Value
consideration of Rs. *...* being higher
than the consideration/agreed Market Value.

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



1వ పుస్తకము 1407... సం॥ 2008
 దస్తావేజుల మొత్తము కాగితముల సంఖ్య
 3-ఈ కాగితముల పనుల పరిశీలన...

(Signature)
 ఆధికారి



1వ పుస్తకము 2008 సం॥ (కా. క. 1928)
 త... 1407... నెంబరుగా రిజిస్టరు చేయబడి
 పొందినది నిమిత్తం గుర్తింపు నెంబరు... 1607
 T-1407... 2008 అప్పడ మైనది.
 2008 సం॥ ఏప్రిల్ నెంబరు... తేదీ...

అధికారి ఆధికారి

This copy has been Registered
 along with the original

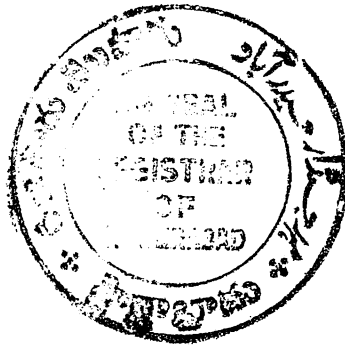
(Signature)
 ఆధికారి

శ్రీమ పుస్తకము ... 14.12.2000

దస్తావేజుల మొత్తము కారితముల సంఖ్య

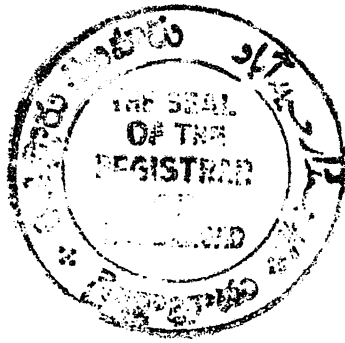
... ఈ కారితముల పరప సంఖ్య 11...

అధికారుల పద విశ్లేషణ



ఈ పుస్తకము...../4.0.20... సం॥ జిల్లా
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.....ఈ కారితముల వరుస సంఖ్య.....

అధికారి పద రిజిస్ట్రార్



1వ పుస్తకము... 1/1/2000... 2000
 I hereby certify that on the production
 దస్తావేజుల మూలముల కాగితముల సంఖ్య
 my self that the stamp duty of
 ఈ కాగితముల పనుల సంఖ్య
 has been paid in full

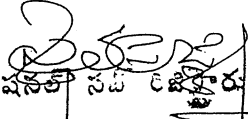
(Signature)
 ముఖ్యమంత్రి



శ్రీ పుస్తకము... 14.03.2005

వస్త్రావేశాల మొత్తము కాగితముల సంఖ్య

...ఈ కాగితముల వరుస సంఖ్య 16...


అడిషన్ల సహ ఛీఫ్ క్లర్క్



1వ ఘట్టము 1403.. సె . 2003
దస్తావేజుల మొత్తము కాగితముల సంఖ్య
...ఈ కాగితముల వదున సంఖ్య .1/.....

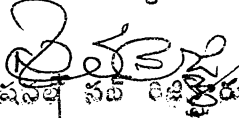

అధికార నవ రక్షణ



1వ పుస్తకము...1407..... సం॥ 2000

దస్తావేజుల మొత్తము రాగితముల సంఖ్య

...శీ... ఈ రాగితముల పురుష సంఖ్య 16.....


అధికారి నవ రెవెన్యూ

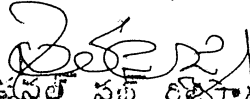


2/2/40

1వ పుస్తకము.....(400) .. సం॥ 2004

దస్తావేజుల మొత్తము కారితముల సంఖ్య //

..... ఈ కారితముల పరస్పర సంఖ్య .. //


అధికారి సబ్ రిజిస్ట్రార్

