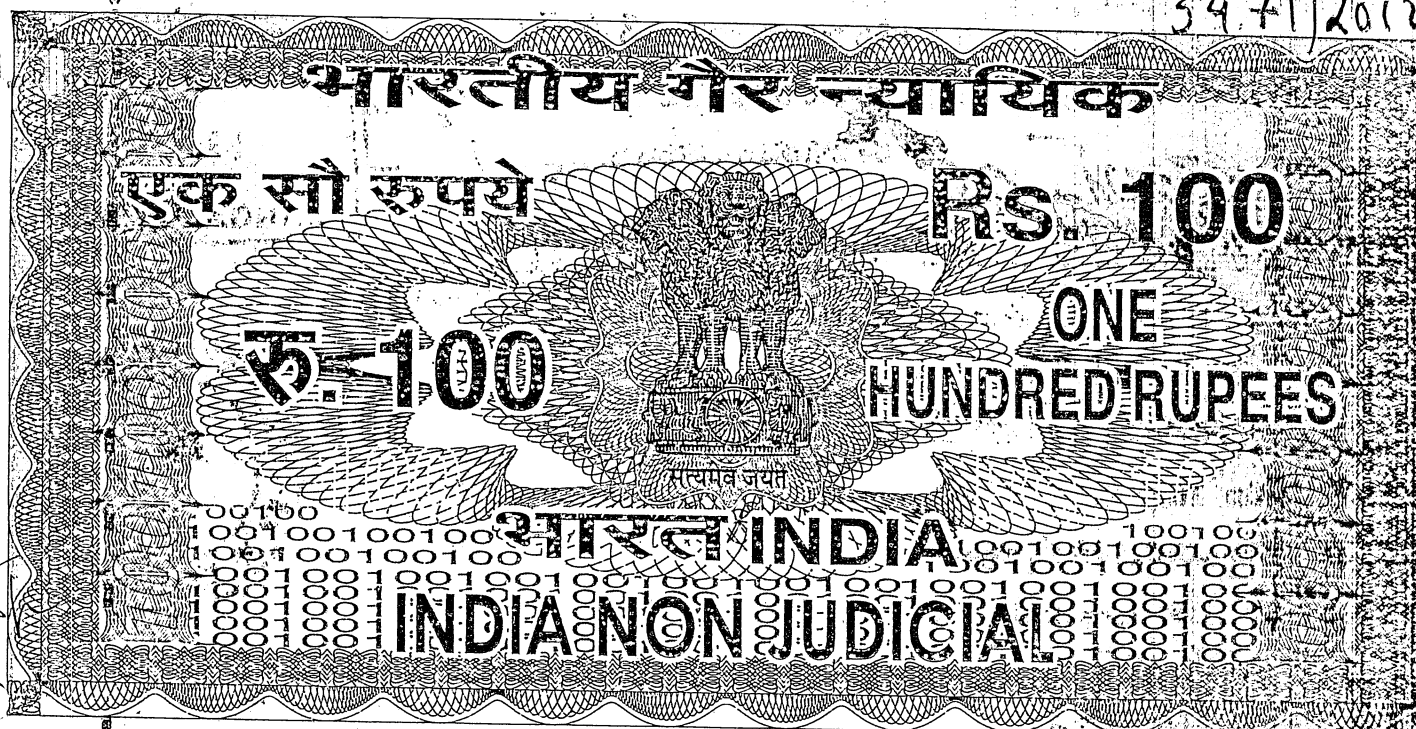


SCANNED

34.71/2012



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

Date : 14-09-2012 Serial No : 12,312 Denomination : 100

Purchased By :

RAYEES FATIMA

W/O MD HABEEB AHMAD

R/O HYD.

Sub Registrar
Ex. Officio Stamp Vendor
S.R.O. VALLABNAGAR

For Whom :

SELF

LEASE DEED

This Deed of Lease is made on this the 21st day of September 2012, by and between:

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 represented by its partners / authorized representatives Shri. Suresh Bajaj, S/o. Late Parmanand Bajaj, aged 62 years, R/o. 93, Prashasan Nagar, Road No. 15, Jubilee Hills, Hyderabad - 500 033 and Shri Soham Modi, S/o. Satish Modi aged 43 years, R/o. Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad.

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

AND

Mrs. RAYEES FATIMA, WIFE OF Mr. MOHAMMED HABEEB AHMED, aged about 35 years, Occupation: Business, residing at H. No: - 19-211/129/1/C/B/1, Misrigung, Hyderabad, A. P.

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

For M/s. MODI ENTERPRISES

Prop: M/s. Modi Builders, Methodist Complex,

SOHAM MODI

SURESH P. (BAJAJ)

(For and on Behalf of Partners)

ME US RAYEES
Bajaj -

- 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. 686-1990 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, 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 executed 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 thereof 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 authorized 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 premises (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 subtenancy 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."
- H. And whereas the Lessee herein has taken a portion of aforesaid premises covered by the registered lease deed dated 19.4.1988 relating to an extent of about 140 sq. ft., of built-up area bearing shop no. 26 on the cellar floor which is in the nature of a Shop. Whereas the Lessee is in the occupation of the said 140 sq. ft., of built-up area on the cellar 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.

For M/s. MODI ENTERPRISES

Prop: M/s. Modi Builders, Methodist Complex,

SOHAM MODI

SURESH P. (BAJAJ)

(For and on Behalf of Partners)

Prayee Fatima

- I. And whereas the Lessee herein has already been put in possession of the said 140 sft., of built up area as a tenant of the Lessor 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 140 sft., of built-up area bearing shop no.26 on the Cellar 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 the said 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 transfer by way of lease / sub-lease to the Lessee herein 140 sft., of built up area bearing shop no.26 on the cellar 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 said Shop.
2. The Lessor herein confirms that the Lessee herein is already in possession as a tenant / subtenant of the said 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 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 has paid a sum of Rs.77,000/- (Rupees seventy seven thousand Only) as a refundable deposit to the Lessor herein which shall carry no interest whatsoever. The Lessor 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 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. The next such increase shall fall due on 31.03.2014
(31.03.2014 = Rs. 250) (31.03.2019 = Rs. 300)
6. The Lessee herein shall be liable to pay proportionate share of maintenance charges on the super built up area to the Methodist Complex Tenants Association or any other body / firm / person the Lessor may so direct, towards the common facilities, amenities, accesses, water facility, etc., insofar as the said shop is part of the whole complex.

For M/s. MODI ENTERPRISE,
Prop: M/s. Modi Builders, Methodist Complex,

SDHAM MODI

SURESH P. (BAJAJ)

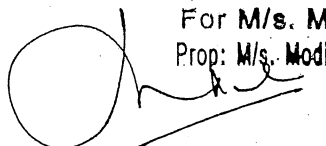
(For and on Behalf of Partners)

2009 - 208
2014 - 250
2019 - 300

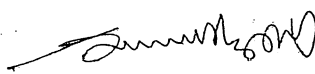
7. The Lessee herein shall pay electricity charges as per separate meter provided for the Lessee herein as per consumption shown therein.
8. The Lessee herein shall be entitled to assign, transfer or sub-let or give on leave and license the said shop or any part thereof for such consideration as the Lessee herein may consider proper and that 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. It is further agreed that in the event of such an assignment, transfer, etc. the refundable deposit of Rs. 77,000/- (Rupees Seventy seven thousand) shall automatically stand transferred to such assignee or transferee, etc.
9. It is agreed that the Lessee herein shall not use the said shop for any purpose which is illegal or prohibited by law or for such purpose which have been specifically prohibited under the registered lease deed dated 19.4.1988, 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 said 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. 3,500/- pa.
11. It is agreed that in the event of non-payment of rent, 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.
12. The Lessor herein does hereby agree that during the subsistence of this lease, the Lessee herein shall be entitled to occupy the said 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/engress 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. 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.
16. The expenses of stamp duty, registration charges and all incidental expenses for registration of this deed shall be borne by the Lessee in full.

For M/s. MODI ENTERPRISES

Prop: M/s. Modi Builders, Methodist Complex,



SOHAM MODI



SURESH P. (BAJAJ)

(For and on Behalf of Partners)

Rayees Fatima

SCHEDULE OF PROPERTY

All that portion admeasuring about 140 sft., of built-up area on the Cellar floor, bearing Shop No. 26, in the building known as "Methodist Complex", bearing No. 5-9-189/190, situated at Chirag Ali Lane, Abids Road, Hyderabad and which is marked in red in the plan annexed to this lease deed, and bounded on :

North	:	Passage
South	:	Shop No. 27
East	:	Passage
West	:	Shop No. 25

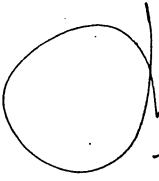
IN WITNESS whereof this lease deed is signed and executed by the parties in presence of the following witnesses on the date first above mentioned, at Hyderabad.

WITNESSES

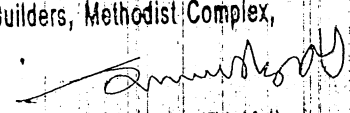
1. 

2. 

For M/s. MODI ENTERPRISES
Prop: M/s. Modi Builders, Methodist Complex,


SOHAM MODI

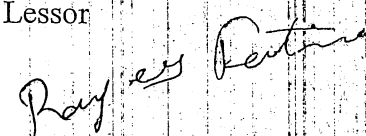
(For and on Behalf of Partners)


SURESH P. (BAJAJ)

(Mr. Soham Modi)

(Mr. Suresh Bajaj)

Lessor


Lessee

REGISTRATION PLAN SHOWING SHOP NO. 26 ON CELLOR FLOOR

IN BUILDING KNOWN AS "METHODIST COMPLEX"

BEARING PERMISES NO. 5-9-189/190, SITUATED AT CHIRAG ALI LANE

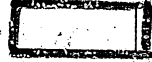
ABIDS ROAD, HYDERABAD.

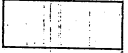
LESSOR: M/S. MODI ENTERPRISES (OWNED BY MODI BUILDERS METHODIST COMPLEX),
REP. BY ITS PARTNERS 1. SHRI. SURESH BAJAJ SON OF LATE PARMANAND BAJAJ
2. SHRI. SOHAM MODI SON OF SHRI. SATISH MODI

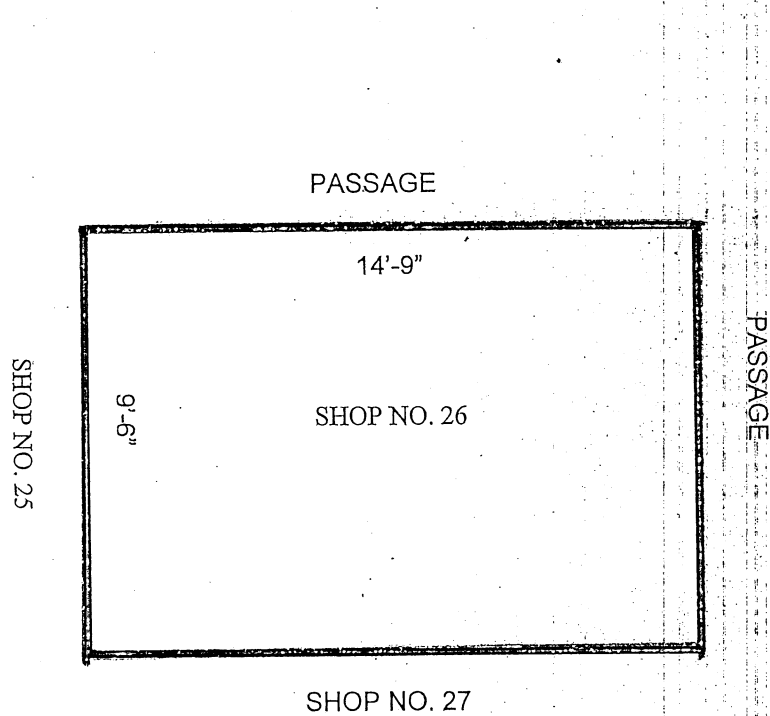
LESSEE: MRS. RAYEES FATIMA, WIFE OF MR. MOHAMMED HABEEB AHMED

REFERENCE:
AREA: 140

SCALE:
SFT

INCL: 
SQ. MTRS.

EXCL: 



WITNESSES:

1.

2.

For M/s. MODI ENTERPRISES
Prop: M/s. Modi Builders, Methodist Complex

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

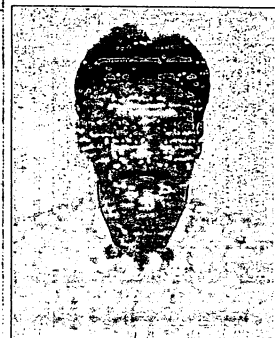
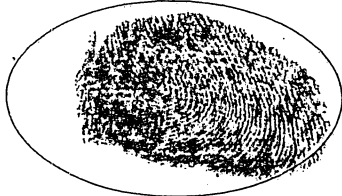
SIGNATURE OF THE LESSOR

Rayees Fatima

SIGNATURE OF THE LESSEE

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

SL. NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
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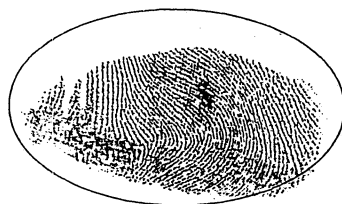


LESSOR:

M/S. MODI ENTERPRISES (OWNED BY
MODI BUILDERS METHODIST COMPLEX)
A PARTNERSHIP FIRM) HAVING ITS OFFICE AT
5-4-187/3 & 4, 2ND FLOOR, SOHAM MANSION,
M. G. ROAD, SECUNDERABAD - 500 003
REP. BY ITS PARTNERS / AUTHORIZED
REPRESENTATIVES

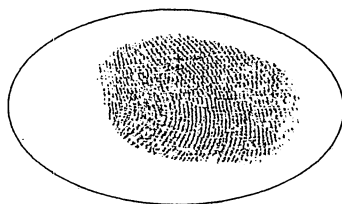
1. SHRI SURESH BAJAJ
S/O. LATE SRI PARMANAND BAJAJ

2. SHRI SOHAM MODI
S/O. SATISH MODI
R/O. PLOT NO. 280
ROAD NO. 25
JUBILEE HILLS
HYDERABAD



SPA FOR PRESENTING DOCUMENTS VIDE DOC. NO. 36/BKIV/2009 Dt: 30.03.2009:

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



LESSEE:

MRS. RAYEES FATIMA
W/O. MR. MOHAMMED HABEEB AHMED
R/O. H. NO: 19-211/1291/C/B/1
MISRIGUNG
HYDERABAD
A.P.,



SIGNATURE OF WITNESSES:

1.

2.

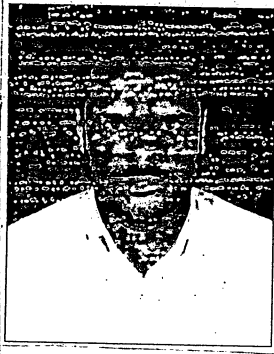
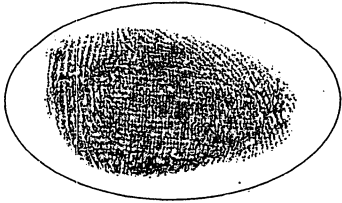
For M/s. MODI ENTERPRISES
Prop: M/s. Modi Builders, Methodist Complex,

SOHAM MODI SURESH P. (BAJAJ)
(For and on Behalf of Partners)
SIGNATURE OF LESSOR

SIGNATURE OF LESSEE

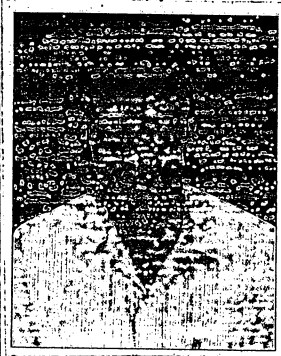
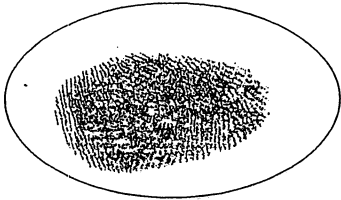
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
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WITNESSES:

1. MR- S.D. MOHAMMED IQBAL
S/o. MR. S. M. ISMAIL
R/o: # 19-3-543/126/A
ALINAGAR
ALIABAD, HYDERABAD



2. MR. M.A. GAFFAR
S/o-MR. M.A. RAZZAK
R/o: # 23-6-69
GOWLIPURA
HYDERABAD.

SIGNATURE OF WITNESSES:

1.

2.

For M/s. MODI ENTERPRISES
Prop: M/s. Modi Builders, Methodist Complex,

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

SIGNATURE OF THE EXECUTANT

SIGNATURE OF THE BUYER

Photographs and FingerPrints As per Section 32A of Registration Act 190

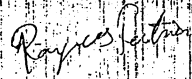
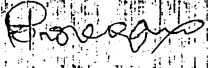
RegNo/Year: 3618/2012

of SRO:1607

Report Date: 05-DEC-12 12:25 PM

This report prints Photos and FPS of all parties

Execution admitted by (Details of all executants/Claimants of sec 32a)

SI No	Code	Thumb Impression	Photo	Signature	Address
1	LE				RAYEES FATIMA 19- 211/1291/1/C/B/1 MISROU NG, HYDERABAD
2	LR				BOTH REP BY SPA KPRABHAKAR REDDY 5-4-187/3/4 SOHAM MANSION MG RD SECUNDRABAD

Identified by

Witness 1

Witness 2

Photos and TIs
captured by me

Capture of Photos and TIs
done in my presence

1వ పుస్తకము..... 3471..... పం. 20

దస్తావేజుల మొత్తము కొగితముల సంఖ్య..... 8

ఈ కొగితముల వరుస సంఖ్య..... 1

2 OFFICE OF THE
DISTRICT REGIS
13 APR 1912
RANGA REDDY DIS

2012 వ సం. 05 నెల 05 వ తేది

1934 వ. శా. 14 వ తేది

పగలు..... 1..... మరియు..... 2..... గంటలు

మధ్య హైదరాబాద్ రిజిస్ట్రారు ఆఫీసులో

శ్రీ. K. Prabhakar Reddy

రిజిస్ట్రేషన్ చట్టము 1908లోని సెక్షన్ 32, ఎ ను

అనుసరించి సమర్పించబడిన ఫోటోగ్రాఫు మరియు

వేలిముద్రలతో సహా దాఖలు చేసి రు. 50/-

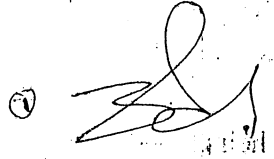
వాసి కచ్చినటు విప్పకున్నది

విధమ తొటస వేలు



విధమ తొటస వేలు Rayees Fatiha

నిరూపించినది



①

Name: SD Mohammed Iqbal

S/o. S. M. Ismail Occupation Business

R/o. 19-3-513/126/A Alinagar, Aliabad Hyderabad

Address proof of the party verified with Driving License bearing its distinct No. 025AP01295702006 issued by RTA, Hyderabad (authority)

Name: M. A. Gaffer

S/o. M. A. Lazzar Occupation Business

R/o. 23-6-619 Gowdipura, Hyderabad

Address proof of the party verified with Voter Card bearing its distinct No. AP 302170032210 issued by Govt of AP (authority)

2012 వ సం. 05 నెల 05 వ తేది

1934 శా. 14 వ తేది

బాయింట్ వర్ రిజిస్ట్రారు

DINESH DATAR

Iవ పుస్తకము.....3471.....సం॥ 2012

దస్తావేజాల మొత్తము కాగితముల సంఖ్య.....8

ఈ కాగితముల వరుస సంఖ్య.....2

జాయింట్ సబ్ రిజిస్ట్రారు-1

Certified that the following amount have been paid in respect of this document:

Sl No.	Description of fee/duty	In the form of					TOTAL
		Stamp papers	Challan 40 of 1969 Act	Cash	Stamp duty 1% of Rs. 100/-	DD/BG/Pay order	
1	Stamp Duty	100	1850	-	-	261671	1950
2	Transfer Fee	-	-	-	-	51412	-
3	Pen. Fee	-	50	-	-	-	50
4	Legal Charges	-	100	-	-	-	100
	TOTAL	100	2000	-	-	7	2100

8/100/-

Iవ పుస్తకము 2012 సం॥ (శా.శ.....1934)

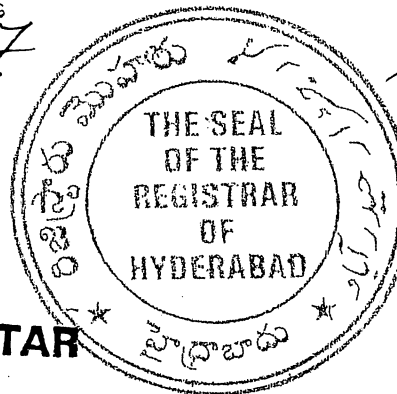
.....3471.....నెంబరుగా రిజిస్టరు చేయబడి

స్కానింగ్ నిమిత్తం గుర్తింపు నెంబరు.....1607

I-3471-2012 ఇచ్చడమైనది.

20/2.సంఖ్య.....05/2/2012

రిజిస్టరింగ్ అధికారి
DINESH DATAR



I పుస్తకం 2012 సంవత్సరం దస్తావేజా నెం. 3471

ప్రజంటంటు దాఖలు పడదని కాగితముల సంఖ్య.....8

సబ్ రిజిస్ట్రార్ జతపరచిన కంప్యూటర్ ద్వారా వచ్చిన

సెక్షన్ 32 A ఫారములు సంఖ్య.....1

మొత్తం కాగితముల సంఖ్య.....1

Joint Sub-Registrar-1
R.O., HYDERABAD.

CERTIFICATE

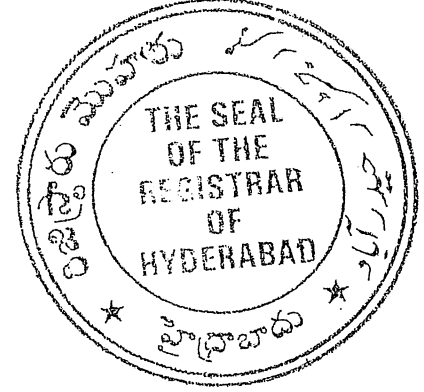
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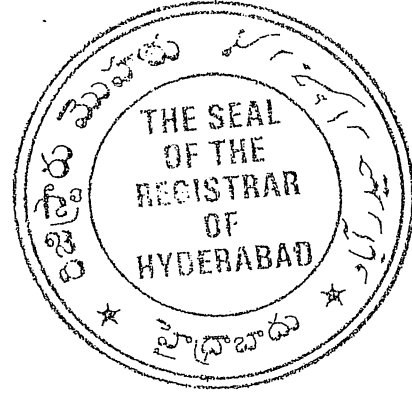
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దస్తావేజాల మొత్తము కాగితముల సంఖ్య.....8
ఈ కాగితముల వరుస సంఖ్య.....3

జాయింట్ సబ్ రిజిస్ట్రారు-I



I వ పుస్తకము.....3471.....సం॥ 2012
దస్తావేజాల మొత్తము కాగితముల సంఖ్య.....8
ఈ కాగితముల వరుస సంఖ్య.....4

జాయింట్ సర్జిస్ట్రారు-I



Iవ పుస్తకము.....3471.....సం॥ 20/2

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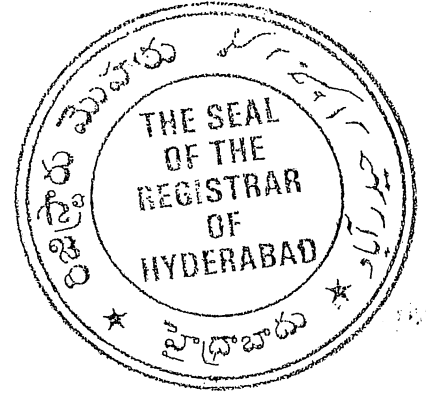
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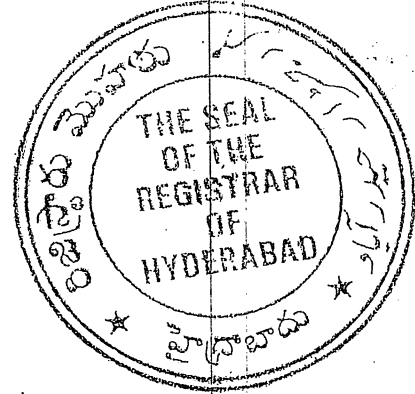
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జాయింట్ సబ్ రిజిస్ట్రారు-I



I వ పుస్తకము.....3471.....సం॥ 20 / 2
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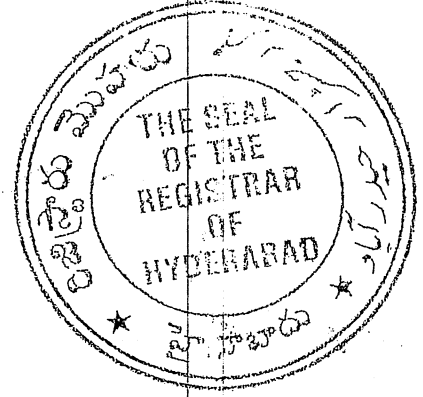


I వ పుస్తకము.....3471.....సం॥ 2012

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ఈ కాగితముల వరుస సంఖ్య.....8

జాయింట్ సజ్ రిజిస్ట్రారు-I



I సంఖ్య 2012 శాసనసభ సభ్యుల ద్వారా పేజీ నెం. 3471
సబ్ రిజిస్ట్రార్ ఆఫీసు జారీచేసిన కంప్యూటర్ ద్వారా పేజీ నెం. 32A
ఫారముల మొత్తం సంఖ్య 1
సబ్ రిజిస్ట్రార్ ఆఫీసు జారీచేసిన కంప్యూటర్ ద్వారా పేజీ నెం. 32A
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