



No. 1155 D 10 2/17 Rs. 5/-

For ... Narasiah ...

For ... Balaiah ... Sec' bad

For Whom ... Modi Builders ...

(Methodist Complex) Hyd

G. P. S. Murthy
STAMP VENDOR (P.O. 37, 57)
Permit No. 1000
6840, K. R. P. O. and
SECOND PABAD.

This AGREEMENT made at Hyderabad (A.P) the 15th day of FEBRUARY 1987 Between MODI BUILDERS- METHODIST COMPLEX and M/S. MODI ENTERPRISES partnership firms having the same constitution and having their officer at 1-10-72/2/3, Begumpet Hyderabad A.P hereinafter for ~~their offices~~ at conviniences sake jointly referred to as the "LESSORS" (which expression shall, unless it be repugnant to the context or meaning thereof, include their successors and assigns) of the ONE PART AND MRS. SHAHINA SHAHED BAIG, W/o MIRZA SHAHED BAIG, AGED 24 YRS., RESIDING AT 6-2-952/1/D, KHAIRATABAD, HYDERABAD-500004 hereinafter jointly reffered to as the "LESSEES" (which expression shall, unless it be repugnant to the context or meaning include their successors and assigns) of the OTHER PART.

Whereas the Lessor firms being the developers and sole tenants, respectively, of the complex known as "METHODIST COMPLEX" situated on the premises bearing municipal No. 5-9-189/190 Abid Road/Chirag Ali Lane, Hyderabad are interalia authorised by the owners Methodist Church in South Asia, from to obtain, from any persons of their choice, amounts by way of premium/goodwill/rent etc., on any terms they deem fit and ~~proper~~ proper without further referring to the Owners, and induct them into possession as Lessees of the relevant portions contracted for.

Shahina

Satish road

Shahina

1. The lessor shall lease out and the lessee shall take on lease the premises bearing Unit No. 21 on Cellar Floor in Methodist Complex admeasuring approximately about 125 sq.ft. of built up area.

2. The lease shall commence from 1st JANUARY 1990. *Shahina*

3. The lessee shall pay to the lessor throughout the lease period by way of consideration of the lease an amount of Rs. 100/- per month.

4. The lease shall be for a period of 5 years renewable at the option of the lessee every 5 years at an increase in rent of 20% on the then existing rent, other terms remaining unaltered. In case the lessee does not intimate his decision to terminate this contract in writing six months before the expiry of the said period, the lease shall be deemed to have been automatically renewed at the terms and conditions mentioned herein.

5. The lessee shall make with the lessor a deposit of Rs. 68,501/- (Sixty eight thousand five hundred one only) as follows:-

1. Rs. 501/- (Five hundred one only) vide Ch.No. 0820086 on Syndicate Bank on signing of this agreement.
2. Rs. 8,500/- on Or before 15-3-88
3. Rs. 8,500/- on " " 15-4-88
4. Rs. 8,500/- " " 15-5-88
5. Rs. 8,500/- " " 15-6-88
6. Rs. 8,500/- " " 15-7-88
7. Rs. 8,500/- " " 15-8-88
8. Rs. 8,500/- " " 15-9-88
9. Rs. 8,500/- " " 15-10-88.

This deposit shall not carry any interest under any circumstances. This deposit may be retained by the lessor and shall be refunded without any interest or accretion whatsoever to the lessee on the termination of this lease and on the lessee delivering to the lessor or its nominees vacant possession of the said premises in its original state and in no other circumstances. This clause is to be construed strictly.

6. The lessee shall use the premises for lawful commercial purposes only.

7. If the lessee fails to make payment as above, or delays in making payment, the lessor shall have the right to terminate this agreement without notice to the lessee and forfeit the amounts paid, or may charge interest at the rate of 24% per annum on the amounts not paid or delayed. Time shall be the essence of the contract for these purposes.

8. Besides the above mentioned rent payable the lessee shall be liable to bear and pay all taxes, cess, fees, charges, consequential and other amounts that may be raised, levied, paid or payable to the Municipal Corporation of Hyderabad, or any other body, authority, government, semi-government or other wise. The same shall be paid directly to the Corporation etc., or to the lessor, if it so desires, who shall pay the consolidated sums to the corporation etc.

9. The lease amount shall be paid by the lessee before the 5th day of each calendar month in advance to the lessor or his authorised agent.

10. The lessee shall permit the lessor and/or his agents to enter upon the property for inspection and examination of the state and condition thereof.

11. The lessee shall be liable to keep the property in proper state and condition and shall not have any right to alter or amend the present structures, shape and condition of the property in a manner that may adversely affect the construction or the entire building or other occupiers of the said building.

12. The lessee shall be liable to bear and pay the follows:

a. repairs to the property, b. licence and other fees, c. electricity charges, d. proportionate cost of all electrical installations like transformed, meters, generators, panel boards etc @ Rs. 28/- sq.ft. of built up area, e. proportionate insurance charges for the insurance of the building, f. maintenance charges @ Rs. 0.75/- sq.ft. of built up area per month (subject to increase from time to time).

13. The lessee shall pay all stamp duty, registration charges and other charges, expenses etc, that may be incurred, if any, with respect to this agreement and also such other deeds and documents that may have to be executed, or other acts and things that may have to be done in future in this regard.

14. The lessee shall not do any business connected with liquor, or serve liquor, on the premises.

15. The lessee shall be entitled to put up name boards relation to their business or profession only at the spaces designated by the lessor of these purposes and shall not put any sign boards on the exterior of the building.

16. The lessee shall be entitled to use the common services of the building including the lifts, staircases. The lessee shall be liable to maintain in the common areas in good decent condition, not to throw dirt

17. On fulfilment of all their obligations hereunder, the lessee shall be entitled to assign, transfer, sub-let, and/or give on lease and licence (including succession on death), thier rights hereunder, on such terms and conditions as they deem fit to any person, so however that transferee shall also be bound by the terms and conditions hereof. For doing this, no further consent of the lessor or the owners shall be needed.
18. The transferres/assignees of the lessee as mentioned above shall have the same rights and obligations as the lessee has mentioned hereunder.
19. The lessor shall have the right to carry on further construction on or in the said building as also any extension or annex thereto as and when they so desire and the lessee shall not object or create hindrance and shall extend all co-operation to the lessor therefore.
20. This agreement shall be subject to the jurisdiction of the courts at Hyderabad only.
21. If the lessee has fulfilled all his obligations hereunder, and continues to do so in future, the lessor shall not terminate the lease.
22. In the event of cancellation of the tenancy agreement between owners and the lessor, the lessee performing his obligations hereunder, this agreement shall continue to be valid and the lessee shall continue to have the right to enjoy the premises and thereafter his obligations will be towards the owners.

SCHEDULE OF THE PROPERTY

NORTH : Comman Passage
SOUTH : Shop No. 17
EAST : Shop No. 20
WEST : Shop No. 16

WITNESSES:

1. *[Signature]*
G. KANAKARAO

LESSOR 1.

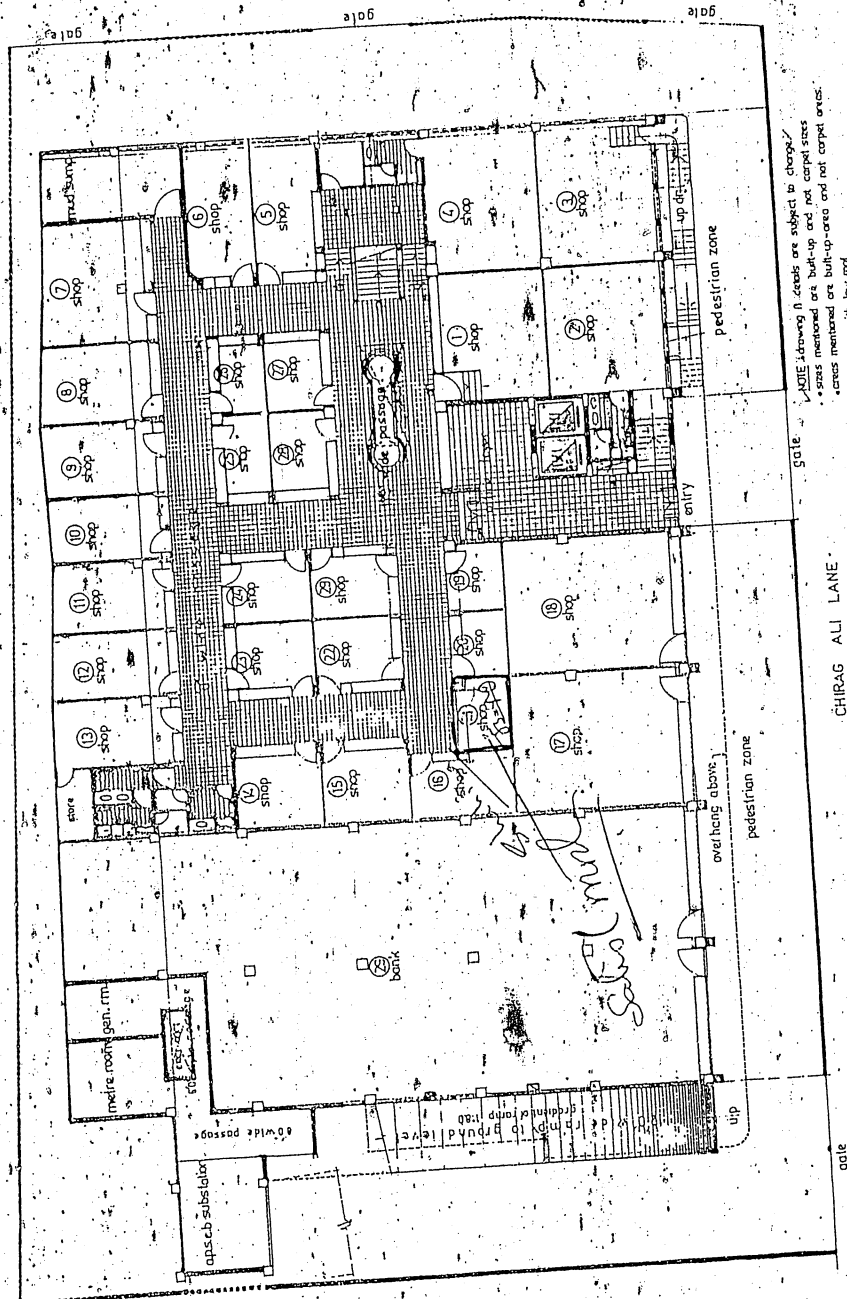
2.

LESSEE

Satish
[Signature]

[Signature]

ABIDS MAIN ROAD



Shop Area : 125 Sq.ft - 750 Sq.ft.