

Shop NO: 9 (4) 3331/96 (P1583/60) 5000Rs. ✓



AP-23-IV-A 74034

Col. H. Sehgal

S.L.NO: 0028726 DATE: 02/08/96 RS: 5,000

(MD. HABEEB ALI)

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

MD. HABEEB ALI
MD. HABEEB ALI
MD. HABEEB ALI
MD. HABEEB ALI

FOR WHOM : KARAN VIR SEHGAL
S/O MR. T. R. SEHGAL
REPRESENTATIVE H.U.F.,
C/O SEHGAL MOTORS (P) LTD.,
RAJBHAVAN ROAD, HYD.

LCF - SHOP 9

442 SUBA

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 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 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

Shri Karan Vir Sehgal representing the H.U.F., 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 his heirs, successors, legal representatives, administrators, assigns, etc..)

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

Satish Modi

Suresh Bajaj

Karan V Sehgal



AP-23-IV-A 74035

Zoharell

S.L.NO: 0028727 DATE: 02/08/96 RS: 5,000

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

శ్రీ పంత్. పరమేశ్వరయ్య
మండు - 19-4-1988 పాపు వెంకట
• పా. రాజభవన్ మరియు ప. రాజభవన్
హైదరాబాద్.

FOR WHOM : KARAN VIR SEHGAL
S/O MR.T R SEHGAL
REPRESENTATIVE H.U.F.,
C/O SEHGAL MOTORS (P) LTD.,
RAJBHAVAN ROAD, HYD.

:: 2 ::

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.5-9-189/198 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;

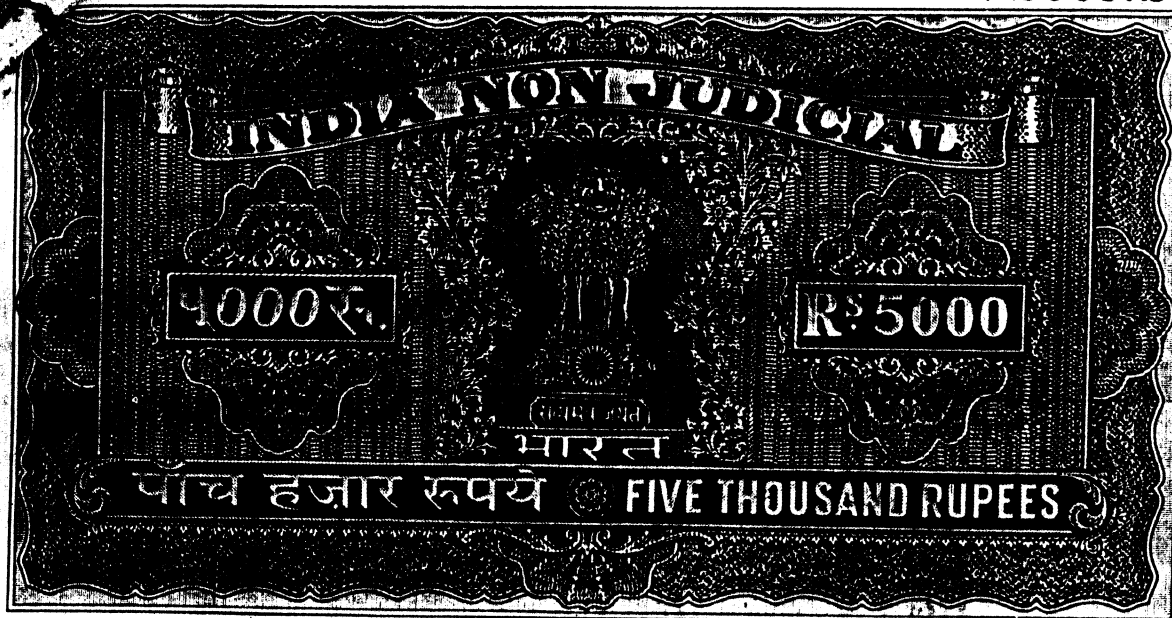
AND WHEREAS in pursuance of the said development agreement dated 9.1.1981, the LESSOR herein has taken up and completed the construction by raising suitable structures thereon after obtaining sanction therefor from the Municipal Corporation of Hyderabad.

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 9.9.98 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

Satish Mohi

Sunil S. S. S.

Karan Vir Sehgil



AP-23-IV-A 74036

S.L.NO: 0028728 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
REPRESENTATIVE H.U.F.,
C/O SEHGAL MOTORS (P) LTD.,
RAJBHAVAN ROAD, HYD.

వకీల్-ఇ-హక్కు, పర్యవేక్షకులు
మరియు ఎక్స్-ఎసిస్టియం స్టాంపు వెంకట
కె. స్టాం. కార్యాలయము, ఇ.ప. కార్యాలయం
హైదరాబాదు

:: 3 ::

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."

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 442 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

Sathish Reddy

Karan V Sehgal

.... 4

Karan V Sehgal

INDIA NON JUDICIAL

4000र.

RS 5000

सत्यमेव जयते

भारत

पाँच हजार रुपये FIVE THOUSAND RUPEES

Wharfedale

పద్య-విశిష్టము, చర్యవేదములు
 మరియు ఎక్కువగా పాఠ్య పుస్తకము
 పాఠ్య. పాఠ్యములు, ఇ. పాఠ్యములు
 పాఠ్యములు.

11 12

4. The LESSEE herein had paid a sum of Rs.4,70,000/- (Rupees Four Lakhs and Seventy 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.818686 dated 22.10.95 drawn on State Bank of India, Narayanguda, Hyderabad.

Satisfactory

... 5
Karam Belge

INDIA NON JUDICIAL

१००० रु.

R\$ 1000

सत्यमेव जयते

भारत

एक हजार रुपये

ONE THOUSAND RUPEES

Chase
 భవ-వినియోగ, భవభూమి
 ముందు విక్రయ-అవకాశం, స్టా. (1) వినియోగ
 1. స్టా. భాగ-భూమి, 2. భ. భ. భూమి.
 ప్రభుత్వ-భూమి.

Satish Mehra ~~Sanjay Singh~~
Karan Behl

INDIA NON JUDICIAL

₹ 1000

RS 1000

सत्यमेव जयते

भारत

एक हजार रुपये

ONE THOUSAND RUPEES

Chase

తద-రిశిప్తారు, వర్యవేదము
 మరియు ఎక్స్-అఫీసియో ఫ్లా-పు పె-తడు
 పాపా-కార్యయము, క. క. కార్యయము
 హైదరాబాదు.

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. 1.25..... per annum.

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.

444

Satish maha

Smurds and

Harman V Seligson

1000 Rs.



S.L.NO: 0028731 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
REPRESENTATIVE H.U.F.,
C/O SEHGAL MOTORS (P) LTD.,
RAJBHAVAN ROAD, HYD.

Zwischen

బద్-విప్రులు. పరమేశ్వరుడు
పాము ఎక్కు-అడిచియో ధూ.పు విలసిత
• ప్తు-. కాలశ్రుయము, అ మ కాలశ్రుయం
కేందరాదు.

7

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 authorize 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 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

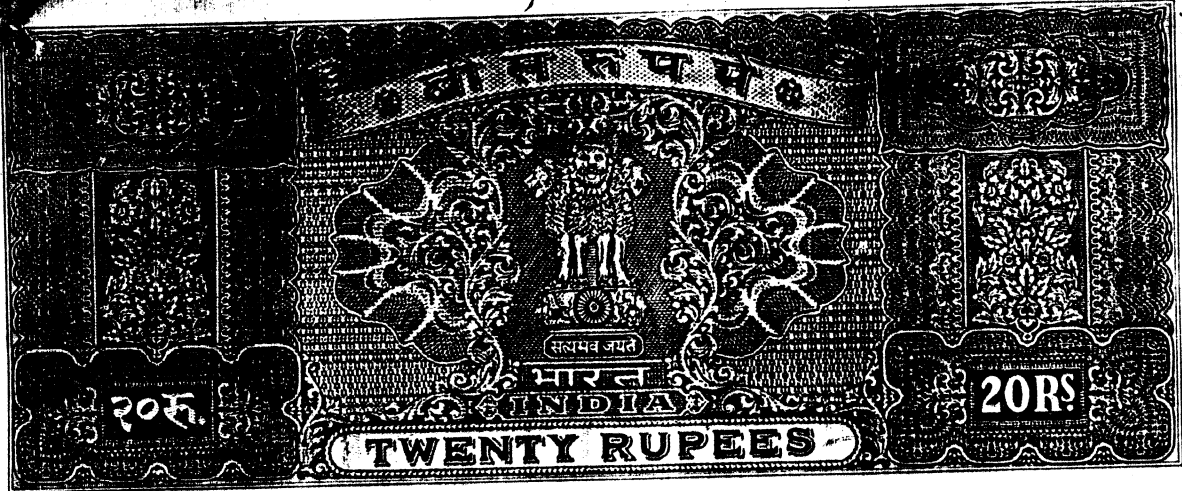
 $\{ \dots \}$

Satish Mohi.

James H. 26

Harmonische Reihe

20 Rs.



S.L.NO: 0028737 DATE: 02/08/96 RS: 20

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

FOR WHOM : KARAN VIR SEHGAL
S/O MR.T R SEHGAL
REPRESENTATIVE H.U.F.,
C/O SEHGAL MOTORS (P) LTD.,
RAJBHAVAN ROAD, HYD.

Chhazeeb
38-08-96, 38:34:00
పరిశ్రమ కేంద్రము, పరిశ్రమ కేంద్రము
పరిశ్రమ కేంద్రము, పరిశ్రమ కేంద్రము
పరిశ్రమ కేంద్రము

:: 9 ::

SCHEDULE OF PROPERTY

All that portion being 442 Sq.ft. of super built up area on the lower ground floor bearing MULGI/SHOP No.9 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:

EAST & WEST: Shop No 10 & 8
NORTH : Neighbourhood
SOUTH : Shop No 25

The value of the leased property is Rs.4,70,000/-

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. *S. Chandra*
2. *H. Chandra*

LESSOR *S. Chandra*
LESSEE *Karan V. Sehgal*

DEED PLAN OF SHOP No. 9 LOWER GROUND FLOOR BEARING
FMT No. 5-9-189/190 SITUATED AT CHIRAG ALL LANE ABID
ROAD EN A.P.

LESSOR: ① SRI. SATISH MODI S/O SRI MANILAL MODI
② SRI SURESH BAJAJ S/O SRI PARMANAND BAJAJ

LESSEE: - SRI KARAN VIR SEHGAL HUF

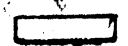
NEIGHBOURS

SHOP NO
10

SHOP NO
9

SHOP NO - 25

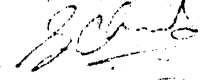
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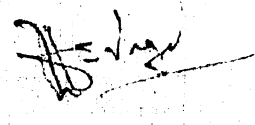
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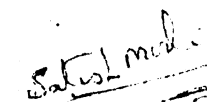
BUILT UP AREA - 368.75 sq ft
SHOP NO SUPER BUILT UP AREA - 442.05 sq ft

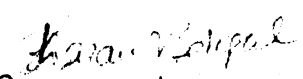
SCALE - 1" = 8'-0"

WITNESSES

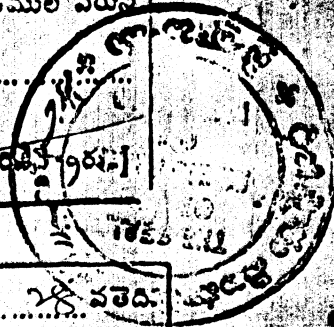
1. 

2. 


SIGN OF LESSOR


SIGN OF LESSEE

సంవత్సరం 3331/96 సం. ప
 కష్ట వేల మొత్తం కాగితముల సంఖ్య
 10 ఈ కాగితముల పదున
 సంఖ్య 1
 జాయింట్ సర్వేయర్లు



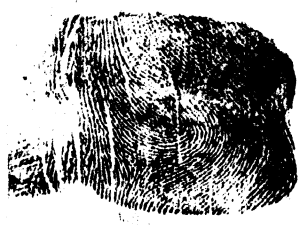
1998వ సం. అక్టోబరు నెల 28 వ తేది
 1918 కా. నా. మాసము 6 వ తేది
 తెది పగలు 3:45 గ. అల మధ్య
 హైదరాబాద్ జిల్లా పరిషత్తు ద్వారా
 చేసి రుసుము రూ 260/- చెల్లించినది

నాని యాచినట్లు ఒప్పకొన్నది
 ఎడమ బొటనపై
 Sathish Moh



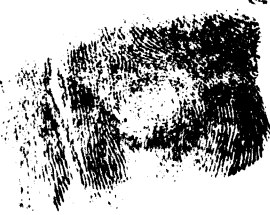
Sathish Moh. S-1-32
 s/o manilal mali R.P. Road, Suramhambal
 (Builder)

ఎడమ బొటనపై
 Sathish Moh



Suresh Babu s/o P. H. Babu
 S-1-32 A.P. N. Sri Veni
 BUSINESS

ఎడమ బొటనపై
 Haran V. Seligal



Haran V. Seligal
 s/o Sri V. N. Seligal
 Rd No 8 Banjara Hills, Hyderabad
 Bursars

ఎర్రపించినది Syed chand s/o Syed Abzal. Rao Bhanu Road. MS market Hy 1.

1. S. Chandra

2. H. Sathish

Col H. Sathish s/o H. R. Sathish 7-4-86/250 Rao Bhanu Road
 Salarjung colony. Hy 1-8

1996 వ సం. అక్టోబరు 28 వ తేది
 1918 కా. నా. మాసము 6 వ తేది
 జాయింట్ సర్వేయర్లు

I ఫతకం 3331/96 హ.పు
 దస్తావేజుల మొత్తం కాగితముల సంఖ్య
 10 ఈ కాగితముల వరుస
 పుట్య 2
 జాయింట్ సబ్-రిజిస్ట్రారు.]



Two
 Note: Copy has been Registered
 along with the Original.

[Signature]
 Joint Sub-Registrar

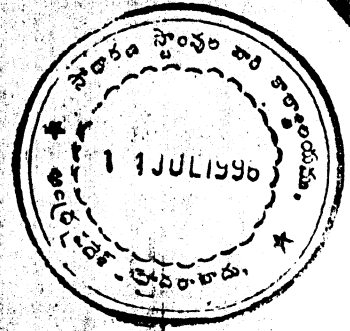
దస్తావేజుల మొత్తం పుట్యం
 పుట్యం 1996 వ సం॥ 19/8 కా.క.
 3331 నెంబరుగా రిజిష్టరు చేయబడినది
 1996 వ సం॥ డిసెంబర్ నెం॥ 21 త తే॥
 19/8 కా.క. ఇశ్రావీరము మాసం 30 త తే॥

[Signature]
 జాయింట్ సబ్-రిజిస్ట్రారు.
 హైదరాబాద్.

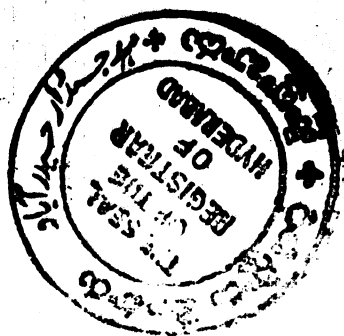
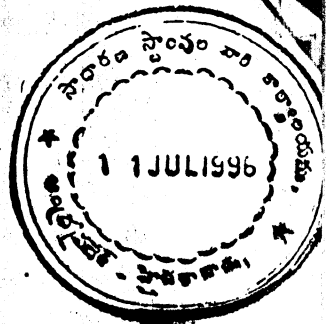
V-3573
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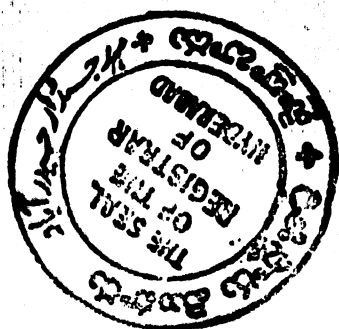
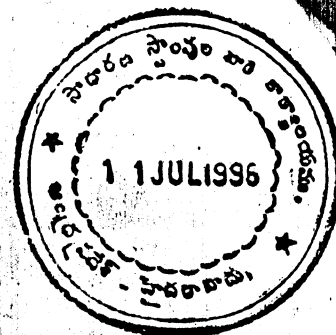
పుస్తకం... 333/96... సం. ౧౯౯౬
 దస్తావేజుల మొత్తం కాగితముల సంఖ్య
 10 ఈ కాగితముల వరుస
 సంఖ్య... 3
 వాయిదా పట్టె - రిజిస్ట్రారు -]



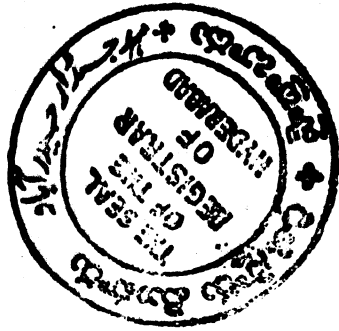
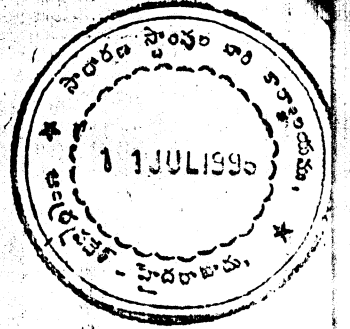
1 పుస్తకం 3331/96 నం. పు
 దస్తావేజుల మొత్తం కాగితముల సంఖ్య
 10 ఈ కాగితముల వరుస
 సంఖ్య 4
 జాయింట్ సర్-రిజిస్ట్రార్.



1 పుస్తకం 3331/96 నం. పు
దస్తావేజాల మొత్తం కాగితముల సంఖ్య
10 ఈ కాగితముల వరుస
సంఖ్య 5
జాయింట్ సర్-రిజిస్ట్రార్.



1 ఫుటర్కం... 3331/96... మం. శు
 దస్తావేజుల మొత్తం కాగితముల సంఖ్య
 10 ఈ కాగితముల వరుస
 సంఖ్య 6
 జాయింట్ సెల్ - రిజిస్ట్రారు.]



1

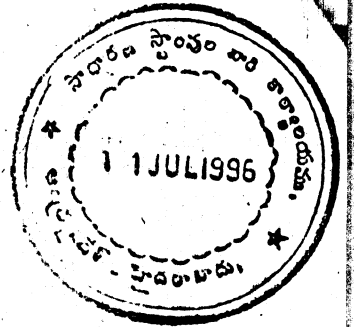
పుస్తకం... 333/196... సం. ప

రసా వేణుల మొత్తం కాగితముల సంఖ్య

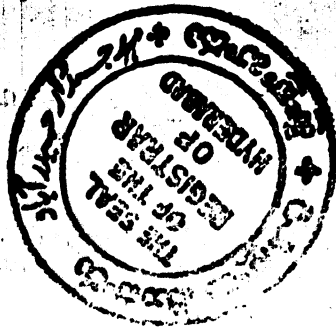
10 ఈ కాగితముల వరుస

సంఖ్య... 7

జాయింట్ సెక్-రిజిస్ట్రారు-1

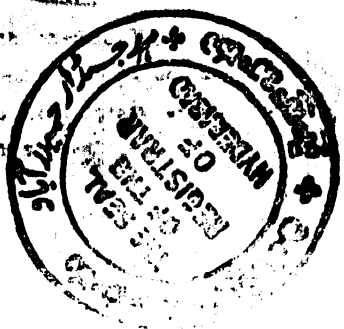


పుస్తకం 333/46 నం. పు
 తస్తావేదాల మొత్తం కాగితముల సంఖ్య
 10 ఈ కాగితముల వరుస
 సంఖ్య 8
 వాయిదా నం. రిజిస్ట్రారు-1



143433 H. 100
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 143433 H. 100

పం. 333/196
 పం. 10
 పం. 9
 పం. 08/196



THE DISTRICT COLLECTOR
 JABALPUR
 MADHYA PRADESH

1968

1968

SECRET

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED

[illegible]

SECRET

CONSOLIDATE

EXCLUDED

12-12-1963

SECRET

SECRET - 100-200000

212 to 222

SECRET