

Shop no. 15

1415/06

(258)

100Rs.

SCANNED



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

09AA 762629

22463 27/3/2006 100

Purchaser Lakshmi Prasad

S/o. V. Lakshmi Prasad

For Whom Rashmi Sehgal w/o

S. K. KUMAR

S.V.L. No. 2/2004, R.No. 23/2004

OSMANGU, HYDERABAD

Karan Sehgal

LEASE DEED



This Deed of Lease is made on this the 27th Day of March 2006 by and between: -

1. Sri Satish Modi son of Sri Manilal Modi, aged 61 years, occupation business - partner, representing MODI ENTERPRISES (owned by MODI BUSILDERS 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 BUSILDERS 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.)

Mrs. Rashmi Sehgal, W/o Karan Sehgal, aged 50 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 his heirs, successors, legal representatives, administrators, assigns, etc).

Satish Modi

Rashmi Sehgal

LG F-15
SBH-400+10 SF-7

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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, and A.P.

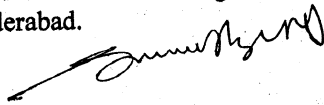
AND WHEREAS in pursuance of a registered deed of lease dated 19-4-1988 registered Document No.686/90 and 1990 before District Registrar office, Nampally, Hyderabad. The said M/s The Methodist Church in India have granted a long lease in favor of the LESSOR herein on the terms and conditions mentioned 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.

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:

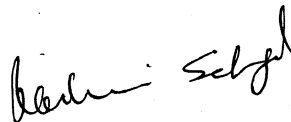
AND WHEREAS M/s The Methodist Church in India had also executed as development agreement in favor of the LESSOR herein dated 09.01.1981 in pursuance of which the LESSOR herein had a right to take up construction on the leasehold site;

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 therefore from the Municipal Corporation of Hyderabad.

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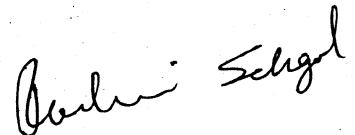
AND WHEREAS the LESSOR herein has represented that as per the development agreement dated 9.1.1982 and the lease deed dated 19.4.1988 which is registered on 9.9.90 executed by and between M/s The Methodist Church in India and the LESSOR herein is authorized to create valid and subsisting sub-leases for longer periods and any such sub-lease created by the LESSOR herein with respect to the aforesaid leasehold (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, and 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."

Satish Modi 

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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 400 sq.ft. along with 10 sq.yd. of undivided share of land of super built up to 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 400 Sq.Ft. along with 10 sq.yd. of undivided share of land 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 portion 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 conforms 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

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Satish Pradi

[Signature]

[Signature]

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LESSOR herein and M/s. The Methodist Church in India subsists, whichever is later. It is agreed that at no time and for no caused the lease shall be terminated, except at the option of the LESSEE herein, during the subsistence of the aforesaid period.

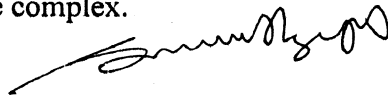
4. The LESSEE herein had paid a sum of Rs.4, 00,000(Rupees Four Lakhs only) a refundable deposit to the LESSOR herein, which shall carry no interest whatsoever. The said amount has been received by the LESSOR herein from the LESSEE herein vide Cheque No's. 594323, 296925, 306979 and 306981 Drawn on State Bank of India, Narayanguda Branch, Hyderabad.

The Lessor herein admits the receipt of the said sum of Rs.4, 00,000(Rupees Four Lakh only)

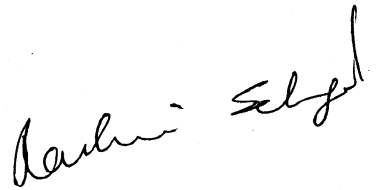
5. During the subsistence of this lease, the LESSEE herein shall be liable to pay a sum of Rs.75 (Rupees Seventy Five only) per month as rent. The said rent shall be revised every five years by increasing the same by 20% of the then existing rent payable by the LESSEE herein to the LESSOR herein.

6. The LESSEE herein shall be liable to pay proportionate shares 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.

Satish Modi



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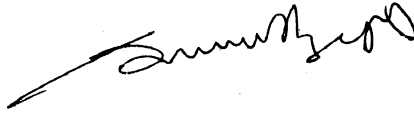
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7. The LESSEE herein shall pay electricity charges as per separate meter provided for the lessee herein as per consumption shown therein.

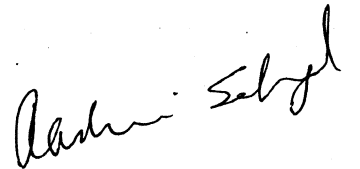
8. The LESSEE herein shall be entitled to assign, transfer or sub-let or give on lease and license the "MULGI/SHOP" or any part thereof for such consideration as the lessee herein may consider proper and for such assignment or transfer etc., shall be in accordance with the terms and conditions of this lease deed and the registered lease deed dated 19.04.1988 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, 00,000(Rupees Four Lakh only) automatically stand transferred to such assignee or transferee etc.,

9. It is agreed that the LESSEE herein shall not used the "MULGI/SHOP" for any purposed which is illegal or prohibited by law or for such purposed 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 caused 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 "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.2000 Per Annum.

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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. 

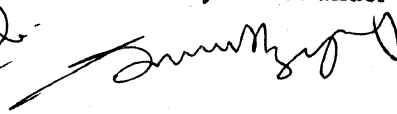
12. The LESSOR herein does hereby agree that during the subsistence of this lease, the LESSEE herein shall be entitled to occupy the "MULGI/SHOP" peacefully without any let or hindrance from any person whatsoever and that the LESSOR herein shall perform whatever obligations he has to M/s. The Methodist Church in India so that the right and interest of the LESSEE herein is in no way affected.

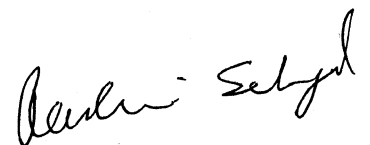
13. It is hereby agreed that the LESSEE herein shall be entitled to make use of the staircase, landing, common entrances to the building for engrees/ engress and all other amenities and conveniences available in the said complex.

15. It is agreed between both the LESSOR and the LESSEE as the LESSEE and other family member have taken the adjacent portions so as to enable 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 authorized 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

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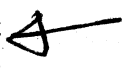
Satish Mehta 



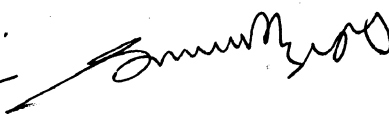
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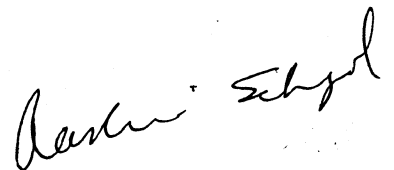
along with the other portions in the same building by joining by removal of partition walls and also to put up staircase joining the lower ground floor and the upper ground floor as may be required by the LESSEE and the LESSOR shall not have any objection for putting staircase joining the lower ground 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 contraction 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.4,00,000(Rupees Four Lakh 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 purposed 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 callused for renewal and any non-execution of the renewed lease deed will not entitled 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. 

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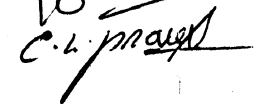
All that portion being 400 Sq.ft. along with 10 sq.yd. of undivided share of land of super built up area on the lower ground floor bearing MULGI/SHOP No.15 in the premises bearing No.5.9.189/190, situated at Chirag Ali Lane, Abid Road, Hyderabad, which is popularly known as METHODIST COMPLEX, Chirag Ali Line, Abid Road, Hyderabad, and which is shown within red boundaries in the plan annexed to this lease deed, and bounded on:

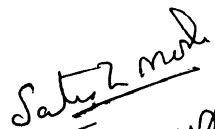
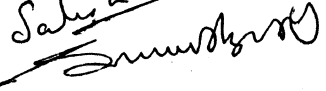
EAST & WEST : Shop No.22 & Generator Room
NORTH : Shop No.14.
SOUTH : Common Passage

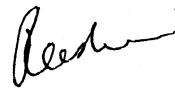
The value of the leased property is Rs.400000

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. 

LESSOR 
LESSEE 

LESSOR SRI SATISH KUMAR S/o SRIMANI LAL MOHI

LESECE SMT. RASHMI SINGH 4000 RAN SENGOL

INCLUDED

EXCLUDED

AREA 400 SFEET'S



SHOP NO 15

400 SQ FEET

54108 NO 22

COMMON PASSAGE

WITNESSES

1. 18.5

2. C-L proposed

1) Saturable

2) ~~Samuel B. Zerk~~

SINCE LESSOR'S

Handwritten: Schyl

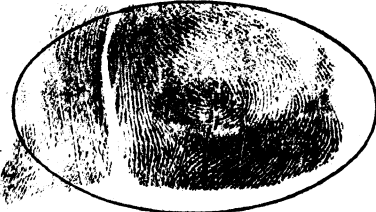
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

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

PASSPORT SIZE

NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT/SELLER/
BUYER

LESSOR:-



M/s. MODI ENTERPRISES,

REP. BY ITS PARTNERS

(01) MR.SATISH MODI

S/o.MR.LATE MANILAL MODI

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

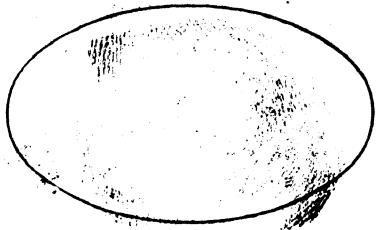
SECUNDERABAD - 500 003

(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 area with a large diagonal line]

SIGNATURE OF WITNESSES :

1. *[Signature]*

2. *[Signature]*

SIGNATURE OF THE EXECUTANT'S

[Signature]

1వ పుస్తకము 1415/06000 2000

దస్తావేజుల మొత్తము కాగితముల సంఖ్య

... 1/... ఈ కాగితముల పరచు సంఖ్య ...

2000వ సం॥ మార్చి నెల వ తేది

1928వ శా.శ. ఫిబ్రవరి మాసము 10 తేది

పగలు 4 మరియు 5 గంటల మధ్య

హైదరాబాదు రిజిస్ట్రారు ఆఫీసులో

శ్రీ Satish Modi రిజిస్ట్రేషన్

చట్టము 1928 లోని సెక్షన్ 32 ఎ ను అనుసరించి

సమర్పించబడిన ఫోటోగ్రాఫ్లు మరియు వేరుముద్ర

లతో సహా దాఖలు చేసి రుసుము రూ. 2160/-

చెల్లించినారు.

వ్రాసి ఇచ్చినట్లు ఒప్పకొన్నది

అనుబంధన వ్రాసి

Satish Modi

Satish Modi s/o Manilal Modi
occ. Business R/O 5-1-32, R.P. Road
Secunderabad - 500 003

Surekh Bajaj s/o Paramanand Bajaj
occ. Business R/O 5-1-32, R.P. Road
Secunderabad - 500 003

Rashmi Sehgal Rashmi Sehgal w/o Karan Sehgal
occ. Business R/O 8-2-579/3
Road no. 8, Banjara Hills
Hyderabad. 500048

విరూపంచినది

1. Y. S. Sagar

Y. S. SAGAR s/o Y. S. Sagar Rao occ. Service
R/O C3/516, Andra Colony Chanda Nagar, Hyd-50

2. C. Lakshmi Prasad

C. Lakshmi Prasad s/o C. Krishnababu
occ. Service H.No. 8-1-86,
Shirawan Nagar, Secunderabad-3

2000వ సం॥ మార్చి నెల 31
1928 శా.శ. సం॥ ఫిబ్రవరి మాసము 10

వ తేది

వ తేది

22 MAR 2000



1వ పుస్తకము... 14.15.2006 నం|| 2006
 దస్తావేజుల మొత్తము కారితముల సంఖ్య,
 ...11... ఈ కారితముల పదన సంఖ్య... 2

[Signature]
 అడిషన్ల పబ్ రిజిస్ట్రార్

Endorsement Under Section 42 of Act II of 1899

No..... of 2005.....

I hereby certify that the proper/definit stamp duty of Rs. 21000 Rupees... Twenty One thousand Six 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. 132000 being higher than the consideration/agreed Market Value.

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

CERTIFICATE

The document has been scanned with the Identification No 1607

1వ పుస్తకము 2006 నం|| (కా. క... 1925...)

పు... 14.15... నెంబరుగా రిజిస్టరు చేయబడి

స్కానింగు నిమిత్తం గుర్తింపు నెంబరు... 1607...

14.15... 2006 ఇవ్వడమైనది.

2006 సం... విలువ... నం... చేది...

[Signature]
 అడిషన్ల పబ్ రిజిస్ట్రార్



Note: Copy has been Registered along with the original

[Signature]
 Joint Sub - Registrar
 R.O. Hyderabad

1. ఎ. చిత్తమ్మ 1.4.15/06
ధనావేళల మొత్తము కాగితముల సంఖ్య
...71... ఈ కాగితముల వరుస సంఖ్య ..3..

ప్రొక్కెస్ట్
అధికారి నవ రత్నమ్మ



1వ పుస్తకము 14.1.5/206 నం॥ 2006
దస్తావేజుల మొత్తము కాగితముల సంఖ్య
...4...ఈ కాగితముల పరుస సంఖ్య 4

అడిషనల్ సబ్ రిజిస్ట్రార్
[Signature]

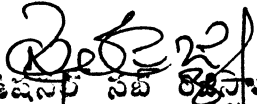


1వ పుస్తకము 1415/06 సం॥ 2006
కర్నాటక మొత్తము కార్గితముల సంఖ్య
కర్నాటక కార్గితముల పరిశుభ్రత

ప్రొకటర్
అడిషన్ సబ్ జిల్లా



1వ పుస్తకము 14.1.106... 2వ
దస్తావేజుల మొత్తము కాగితముల సంఖ్య
..... 4. ఈ కాగితముల వరుస సంఖ్య 6..


ఉద్యోగం నట్ రెజిస్ట్రార్



1వ పుస్తకము 1.4.15/26 .. నం. 2004
దస్తావేజుల మొత్తము కారితముల సంఖ్య
...ఈ కారితముల పరుస సంఖ్య ...

అడిషన్ల సబ్ రిజిస్ట్రార్



1వ పుస్తకము 1415/26 నం॥ 20
దస్తావేజుల మొత్తము కాగితముల సంఖ్య
.../... ఈ కాగితముల వరుస సంఖ్య... 2

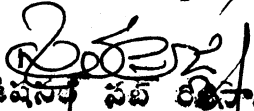
వివరములు
ఉత్తరమునకు నడపబడినది



1వ పుస్తకము ...14.15.06 నం. 200

దస్తావేజుల మొత్తము కాగితముల సంఖ్య

...ఈ కాగితముల పనుల సంఖ్య 9


అడిషన్ సబ్ రిజిస్టరు



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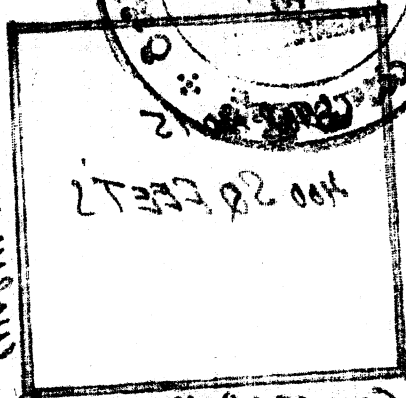
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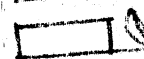


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..4/..ఈ తొగితముల పుస్తక ముద్ర 1/4..

అడిషనల్ సబ్ రిజిస్ట్రార్

