

C.S.
1455

shop no. 13 14/13/06

P258

100Rs.

SCANNED



७०६६६६६ आंध्र प्रदेश ANDHRA PRADESH
S.No. 22461 Date 27/3/2006
Purchaser Labhaji Prasad
S/o. S/o. Krishnaraj R/o. Hjt. S. KRANKUMAR
For Whom... Rashmi Sehgal w/o. Karan Sehgal OSMANGUNI, HYDERABAD
09AA 762627
R/o. Hjt.

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

Suresh Bajaj

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Rashmi Sehgal SBA - 800+20 SPT

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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.

Satish Chandra

[Signature]

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Rashmi Satish

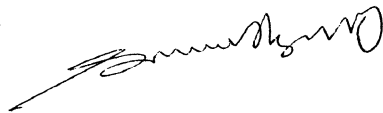
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AND WHEREAS the LESSOR herein has represented that as per the development agreement dated 9.1.1982 and the lease deed dated 19.4.1988 which is registered on 9.9.90 executed by and between M/s The Methodist Church in India and the LESSOR herein is authorized 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 subtenant(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."

Sd/-



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Rashmi Singh

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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 800 sq.ft. along with 20 sq.yd. of undivided share of land of super built up area from the lower ground floor that 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 800 Sq.Ft. along with 20 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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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.8, 00,000(Rupees Eight 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. 625935, 625943, 625949, 632660, 632663, 594302, 594304, and 594307 Drawn on State Bank of India, Narayanguda Branch, Hyderabad.

The Lessor herein admits the receipt of the said sum of Rs.8, 00,000(Rupees Eight 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) 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.

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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.8, 00,000(Rupees Eight 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.

Satish

[Signature]

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Rashmi Selgi

SHOP No. 13

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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.

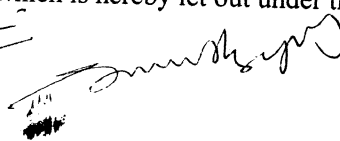
13. It is hereby agreed that the LESSEE herein shall be entitled to make use of the staircase, landing, common entrances to the building for ingress/ egress and all other amenities and conveniences available in the said complex.

14. It is agreed between both the LESSOR and the LESSEE as the LESSEE and other family 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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Sd/-



Rashmi Sehgal

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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.8,00,000(Rupees Eight 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.

Satish K. Singh

Sunil Kumar

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Rashmi Singh

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All that portion being 800 Sq.ft. along with 20 sq.yd. of undivided share of land of super built up area on the lower ground floor bearing MULGI/SHOP No.13 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.12 & Generator Room
NORTH : NBRS Building
SOUTH : Shop No.14

The value of the leased property is Rs.8,00,000

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. Y. J. S.
2. C. L. Prasad

LESSOR

LESSEE

Satish Kumar
Sunil Kumar
Rashmi Singh

Rashmi Singh

LEASE DEED PLAN OF SHOP NO 13 LOWER GROUND FLOOR BEARING
PREMISES NO 5-9-189/190 SITUATED AT CHIRAGALI LINE ROAD ABID HTD

LESSOR: 1) Sri SATISH MODI S/O Sri MANILAL MODI

2) Sri SURESH BAJAJ S/O PRAMANAND BAJAJ

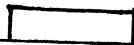
LESSEE: SMT. RASHMI SEHGAL W/O KARAN SEHGAL

REF

INCLUDED



EXCLUDED



AREA 800 SQ FEET

Generator Room

NBRS BUILDING

SHOP NO 13

800 SQ FEET

SHOP NO 12

SHOP NO 14



WITNESSES

1.

2. Ch. prasad



1) Satish modi

2) Pranav Modi

SING OF LESSOR'S

Rev. Smt.

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

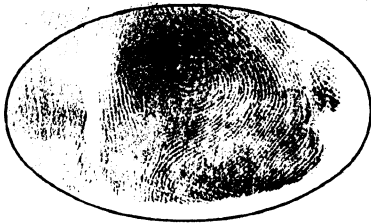
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THUMB)

PASSPORT SIZE
PHOTOGRAPH

NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT/SELLER/
BUYER

LESSOR:-

BUYER



M/s. MODI ENTERPRISES

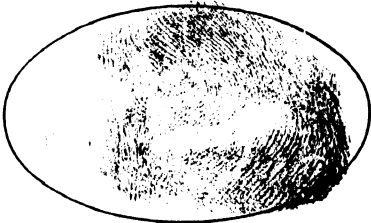
REP. BY ITS PARTNERS

(01) MR. SATISH MODI

S/o.MR.LATE MANILAL MODI

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

SECUNDERABAD - 500 003

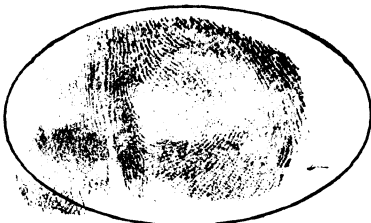


(02) MR. SURESH BAJAJ

S/o. MR.PARMANAND BAJAJ

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

SECUNDERABAD - 500 003



LESSEE:-

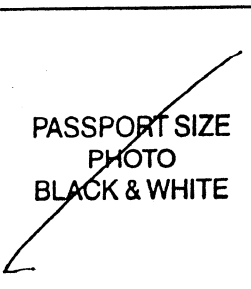
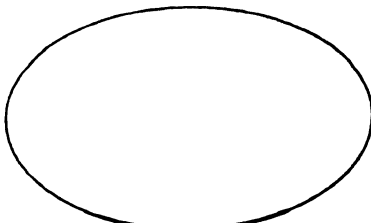
MRS. RASHMI SEHGAL

W/o. MR. KARAN SEHGAL

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

BANJARA HILLS

HYDERABAD - 500 001



SIGNATURE OF WITNESSES:

1. [Signature]
2. [Signature]

[Signature] Satish Modi
Rashmi self

SIGNATURE OF THE EXECUTANT'S

1వ పుస్తకము 1413 నా 2005-
సంఖ్య

దస్తావేజుల మొత్తము కాగితముల సంఖ్య.

దస్తావేజుల ముక్తము
... ఈ కాగితముల వరుస సంఖ్య ...

2006వ సం. మార్చి నెల 31 వ తేది

1927 వ నా.న. భ.ద్ర. మాసము 10..... తేది

పగలు ...3..... పులియు ...4.... గంటల మధ్య

అధ్యక్షులు: డాక్టర్లు ఆసీనులై

Satish Modi. 0345

ಪ್ರಜ್ಞಾಪೂರ್ವಕವಾಗಿ ಸಿದ್ಧಪಡಿಸಿದ

1234

బి.కో. సచివీ దాఖలు చేసి చూసుము రూ. 43200

ప్రాని ఇచ్చినట్లు ఒప్పకొన్నది

ఎడమ బ్రౌటన వ్రేలు

Satz 1.1

Satish modi s/o Manilal modi
Occ: ~~Business~~ R/o. 51-32, R.P. Road
Secunderabad - 500003

Suresh Bajaj s/o Parmanand Bajaj
OC: Business R/O S-1-32, R.P. Road
Secunderabad-500003

Rashmi Sehgal
Rashmi Sehgal w/o. Karan Sehgal
Occ: Begineer R/O P-2-579/3
Road no: 8 Barjara Hills
Hyderabad- 500001

4 S.V.SAGAR S/o Subbarao occ: Genice
C3/S16, Hudacolay Chandanagar Hyd-50

Chakraborty prasad s/o c. Kumbhakar,
Occ: Service
H.NO - 8-1-86, Shivaraj nagar,
Secunderabad-5

2006-07 ఏప్రిల్ నెం 38

ప త్ర

శ్రీ శివ కృష్ణ పంతుల మహానమః

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1వ పుస్తకము.....1413..... సం॥ 2006
 వస్త్రావేదికల మొత్తము కాగితముల సంఖ్య
 ...12... ఈ కాగితముల పేరు 2

(Signature)

Registration Under Chapter II of Act II of 1899

No. /

I hereby certify that the proper/defisit
 stamp duty of Rs. 43200 i.e. forty three
 thousand and two hundred only.
 has been levied in respect of the instrument
 from Sri. Sathish Reddy
 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.

CERTIFICATE

The document has been scanned
 with the Identification No. 1607

1413.....of 2006

1వ పుస్తకము 2006 సం॥ (క. శ.1928...)

పు.....1413.....నెంబరుగా రిజిస్టరు చేయబడి

స్కానింగు నిమిత్తం గుర్తింపు నెంబరు 1607....

1413.....2006 వస్తువులు.

2006 సం॥ ఎదురు నెంబర్ 1607

(Signature)
 అడిషనల్ రిజిస్ట్రార్ అధికారి

None Copy has been Registered
 along with the original

(Signature)
 Joint Sub-Registrar
 R. O. Hyderabad



1వ పుస్తకము... 1413... సం॥ 2004
దస్తావేజుల మొత్తము కాగితముల సంఖ్య
...11... ఈ కాగితముల పరుస సంఖ్య 3.....


అధికారి సహ రిజిస్ట్రార్

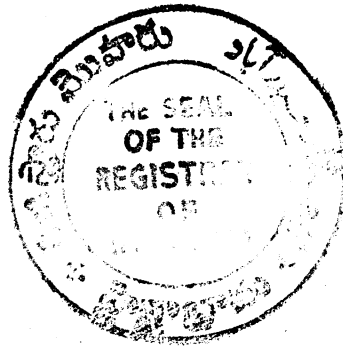


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దశావేదిక మొత్తము కార్యము సంఖ్య
...రు కార్యము సంఖ్య 4.

ప్రతిపక్ష
అధ్యక్షుడు



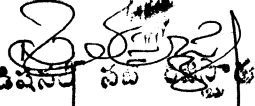
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అడిషనల్ సబ్ రిజిస్ట్రార్



1వ పుస్తకం 14/3 సం 2004

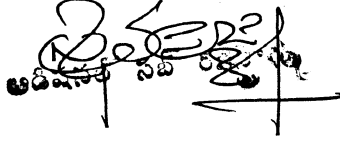
దస్తావేజుల మొత్తం సంఖ్య

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అడిషన్ల సహ కార్యదర్శి



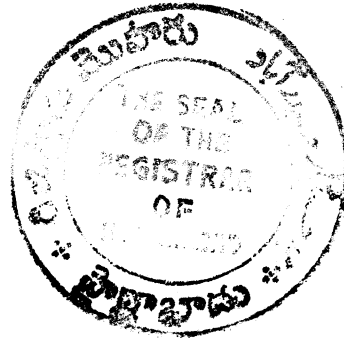
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దస్తావేజుల మొత్తము
..... ఈ కారితమున 7


అధికారి నవ్వు



1వ పుస్తకము... 1413... సం॥ 2004
దస్తావేజుల మొత్తము వారికి...
...11... ఈ కారితముల వారికి...

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చివరికి నా చిట్కా

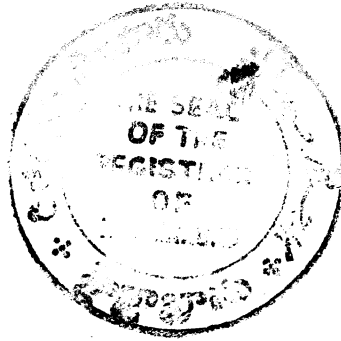


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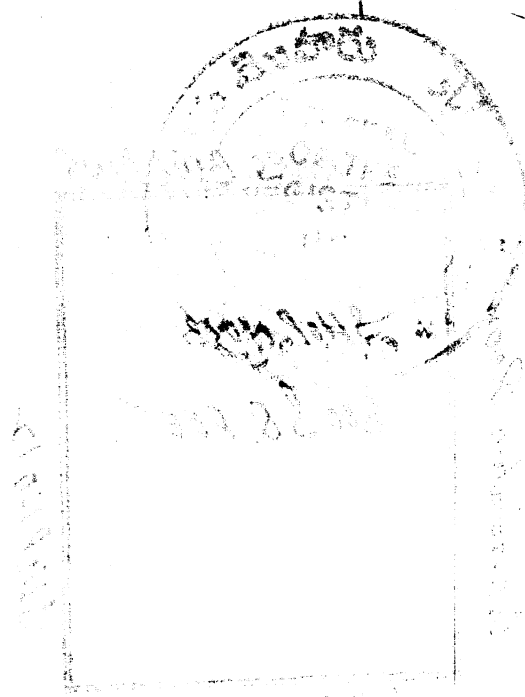
...ఈ కాగితముల పేరు సంఖ్య 9

(Handwritten signature)



15 వ తేదీ... 1413
 కృష్ణా జిల్లా...
 15.11.2013

...
 ...



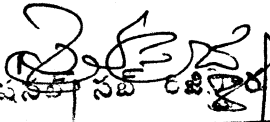
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1వ పుస్తకము...14/3..... సం॥ 2005

దస్తావేజుల మొత్తము కాగితముల సంఖ్య

....11. ఈ కాగితముల పరుస సంఖ్య..11....


అడిషన్ సబ్ రిజిస్ట్రార్

