

3328

Shop No. 12

5000Rs



S.L.NO: 0033455

DATE: 18/09/2018

PURCHASER: COLONEL H SEHGAL
S/O H R SEHGAL
HYD.FOR WHOM: MR. KARAN VIR SEHGAL (HUF)
S/O MR. T R SEHGAL
BANJARA HILL, HYD.LEASE DEED

This Deed of Lease is made on this 18th day of October 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 45 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
Sri 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.).

Satish m

Karan Vir Sehgal

LHF-12
SUA-442
Sff

5

5000Rs.



AP-23-IV-A 83041

S.L.NO: 0033456

DATE: 18/09/96

RS: 5,000

PURCHASER: COLONEL H SEHGAL
S/O H R SEHGAL
HYD.

FOR WHOM: MR. KARAN VIR SEHGAL (HUF)
S/O MR. T R SEHGAL
BANJARA HILL, HYD.

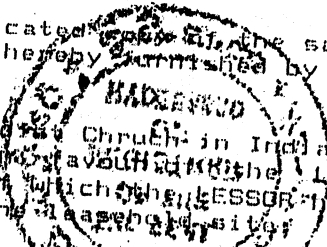
WHEREAS M/s. The Methodist Church in India are the owner of premises bearing No.5-9-189/190, situated at Chirag Ali Lane, Abid Road, Hyderabad, A.P.

AND WHEREAS in pursuance of a registered deed of lease dated 19.4.1988 registered No.686/90 of 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 2.768 sq. mts. of land out of the premises bearing No.5-9-189/190 situated at Chirag Ali Lane, Abid Road, Hyderabad.

AND WHEREAS duly authenticated by 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.



Satish Kumar
Karan Vir Sehgal

5000Rs.

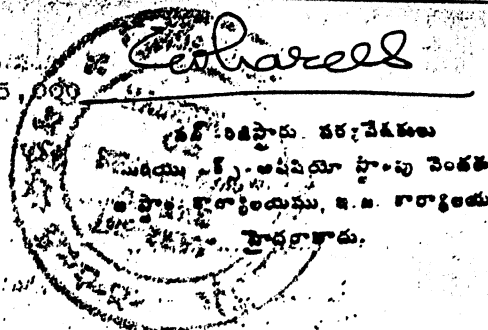


AP-23-IV-A 83042

S.L.NO: 0033457 DATE: 18/09/96 RS: 5,000

PURCHASER: COLONEL H SEHGAL
S/O H R SEHGAL
HYD.

FOR WHOM : MR. KARAN VIR SEHGAL (HUF)
S/O MR. T R SEHGAL
BANJARA HILL, HYD.



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 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 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."

Sumit
Sethareel
Karan Vir Sehgal

5000Rs.



AP-23-IV-A 83043

S.L.NO: 0033458 DATE: 18/09/96 RS: 5,000

PURCHASER: COLONEL H SEHGAL
S/O H R SEHGAL
HYD.

FOR WHOM : MR. KARAN VIR SEHGAL (HUF)
S/O MR. T R SEHGAL
BANJARA HILL, HYD.

Signature

68-08-96. 38758/96

2000. 19.09.96. 38758/96

3. 38758/96. 18.09.96.

LHF
slmp 12

1996 - 25

2001 - 90

2006 - 108

2011 - 130

2016 - 156

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 lease/sub-lease to the LESSEE herein a portion of 442 Sq. Ft. of super built up area which is on the lower ground floor of the premises which is part of premises bearing No.5.9.189/198 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 confirms 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.

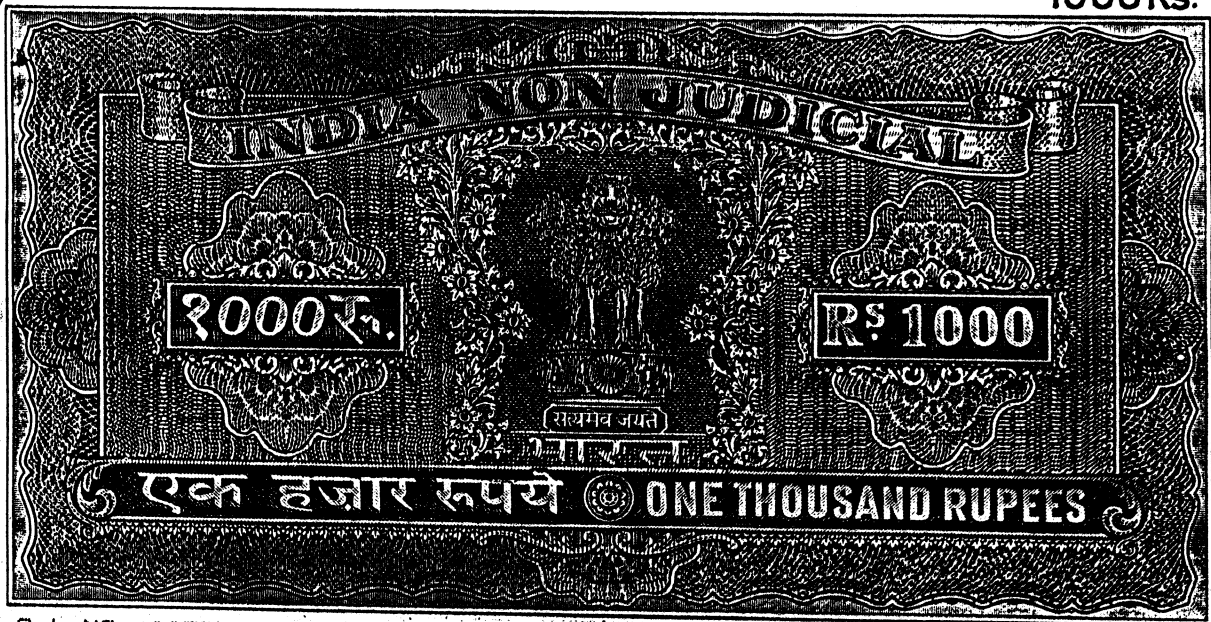
3. It is agreed that the duration of the lease shall be till the structure of the said "MULGI/SHOP" remains in existence, and/or is capable of being used by the LESSEE herein effectively, and/or till the lease between the LESSOR herein and M/s. The

Signature

Signature

Karan V Sehgal

1000Rs.



S.L.NO: 0033459 DATE: 18/09/96 RS: 1,000

PURCHASER: COLONEL H SEHGAL
S/O H R SEHGAL
HYD.

Colonel H Sehgal

FOR WHOM : MR. KARAN VIR SEHGAL (HUF)
S/O MR. T R SEHGAL
BANJARA HILL, HYD.

Methodist Church in India subsidiary purchaser is later. It is agreed that at no time and for 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.4,70,000/- (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.810688 dated 06.02.96 drawn on State Bank of India, Narayanguda, Hyderabad.

The Lessor herein admits the receipt of the said sum of Rs.4,70,000/- (Rupees Four Lakhs and Seventy Thousand 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 share of maintenance charges towards the common facilities as paid by the other tenants of the complex, amenities, security, water facility etc., insofar as the "MULOT/SHOP" is part of the whole complex.

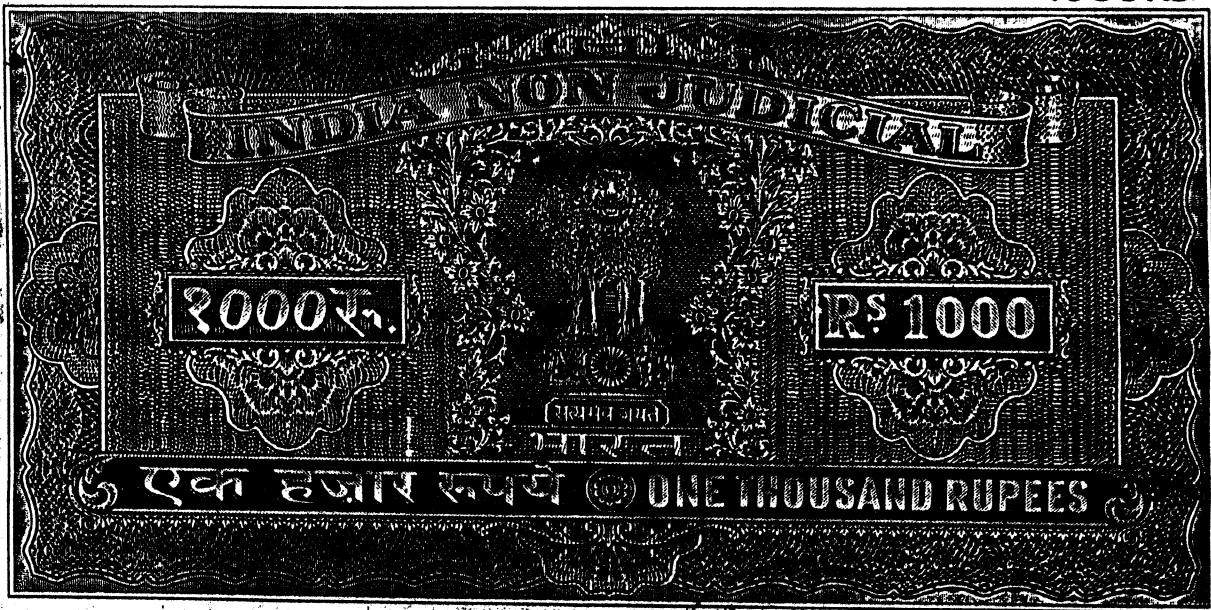
7. The LESSEE herein shall pay electricity charges as per

Sum Rs. 00

Sd/-

Karan V Sehgal

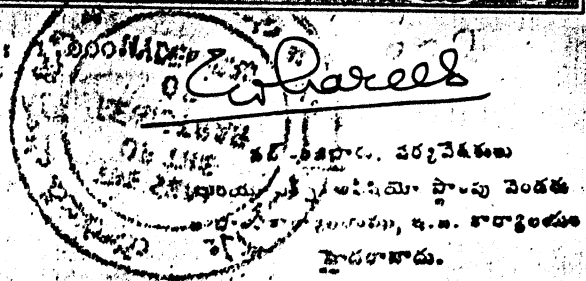
1000Rs.



S.L.NO: 0033460 DATE: 18/09/96 RS: 1000

PURCHASER: COLONEL H SEHGAL
S/O H R SEHGAL
HYD.

FOR WHOM : MR. KARAN VIR SEHGAL (HUF)
S/O MR. T R SEHGAL
BANJARA HILL, HYD.



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 licence 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 19.4.1988, which is registered on 9.2.1998. It is further agreed that in the event of such an assignment, transfer etc., the refundable deposit of Rs.4,70,000/- (Rupees Four Lakhs and Seventy Thousand only) automatically stand transferred to such assignee or transferee etc.,

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 17.4.1988, which was registered on 9.2.1998 nor the LESSEE herein shall be entitled to cause any structural changes or damage to the said "MULGI/SHOP".

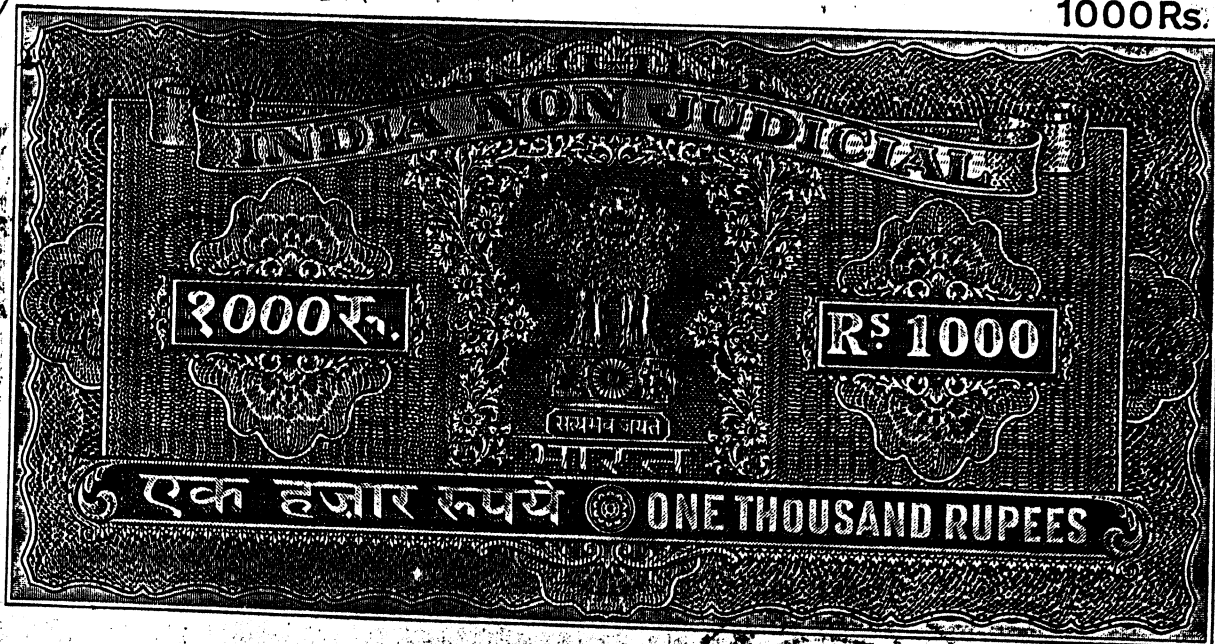
10. The LESSEE herein shall also pay the municipal and other taxes payable for the "MULGI/SHOP" and other charges, if any, payable to any local authorities including the Municipal Corporation of Hyderabad. At present the MCH tax is Rs.1750/- per annum.

S. Chareel

Satish mal
Karan V Sehgal.....7

SHOP NO. 12

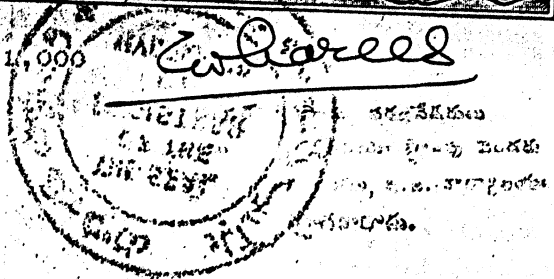
1000Rs.



S.L.NO: 0033461 DATE: 18/09/96 RS: 1,000

PURCHASER: COLONEL H SEHGAL
S/O H R SEHGAL
HYD.

FOR WHOM: MR. KARAN VIR SEHGAL (HUF)
S/O MR. T R SEHGAL
BANJARA HILL, HYD.



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.

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

Satish Moh
Karan V Sehgal

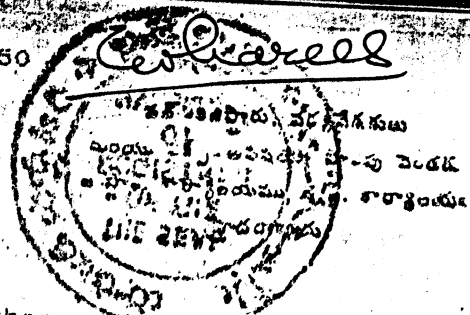
750Rs.



S.L.NO: 0033462 DATE: 18/09/96 RS: 750

PURCHASER: COLONEL H SEHGAL
S/O H R SEHGAL
HYD.

FOR WHOM : MR. KARAN VIR SEHGAL (HUF)
S/O MR. T R SEHGAL
BANJARA HILL, HYD.



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 lease, at his own option, the LESSOR would be bound to refund back the refundable deposit of Rs.4,70,000/- (Rupees Four Lakhs and Seventy Thousand Only) simultaneously with the LESSEE herein delivering vacant possession of the said "MULGI/SHOP".

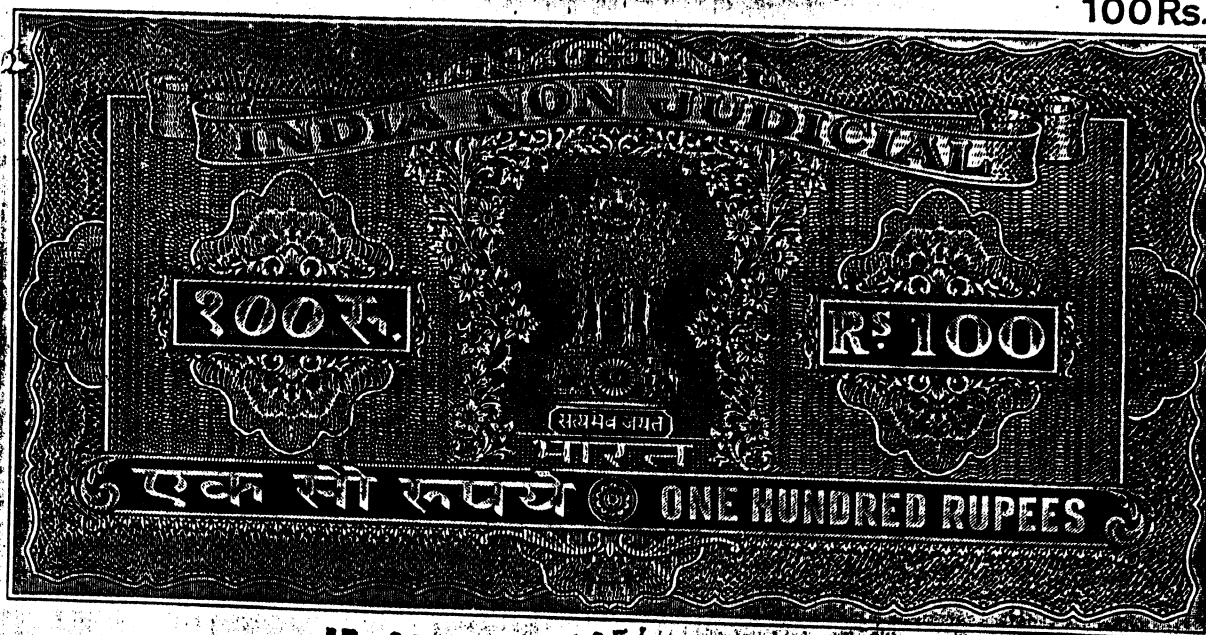
17. Since this sub-lease contemplated by this lease deed is to be long term arrangement and for the purpose of stamp duty and registration this deed may be deemed for a period of (30) years and shall be renewed on the same terms and conditions including this clause for renewal and any non-execution of 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.

[Signature]

Satish mal

Karan Vir Sehgal

100Rs.

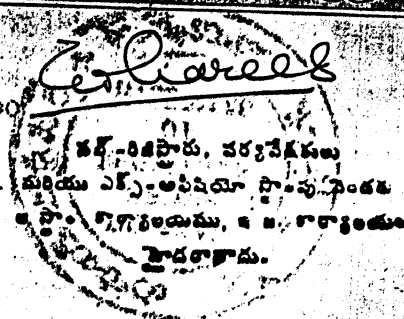


AP-23-I.B. 01954

S.L.NO: 0033463 DATE: 18/09/96 RS: 100

PURCHASER: COLONEL H SEHGAL
S/O H R SEHGAL
HYD.

FOR WHOM : MR. KARAN VIR SEHGAL (HUF)
S/O MR. T R SEHGAL
BANJARA HILL, HYD.



:: 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.12 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.11 & Shop No.13

NORTH : Neighbour Building

SOUTH : Shop No.23

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.
- 2.

LESSOR

LESSEE

Satish Mohan
Karan V Sehgal

Collected ₹ 200
For 100/-

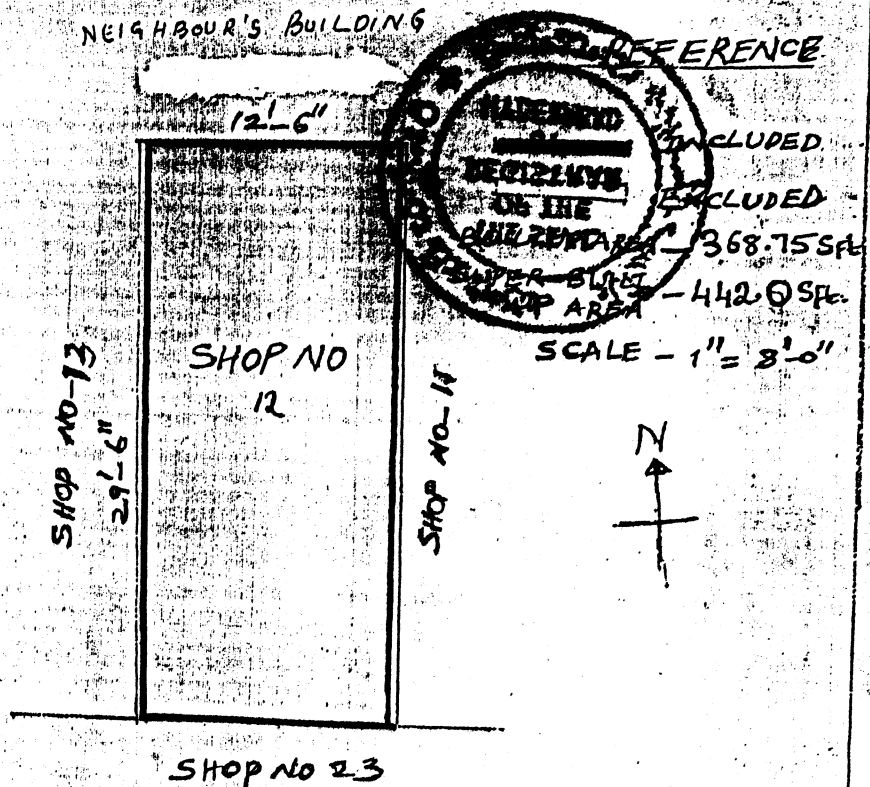
LEASE DEED PLAN OF SHOP NO 12 LOWER GROUND
FLOOR-BEARING PREMISES NO. 5-9-189/190

SITUATED AT CHIRAG ALI LANE ABID ROAD HYD AP

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.



WITNESSES

1. [Signature]

2. [Signature]

1. Satish Modi

2. [Signature]

SIG OF LESSOR

[Signature]

SIG OF LESSEE

పుస్తకం 3328-96 సం.పు
 దస్తావేజుల మొత్తం సంఖ్య
10
 సంతకము వరుస
 సంఖ్య: 1
 జాయింట్ సెల్ రిజిస్ట్రార్



1946 వ సం॥ జి.ఎస్. సెల్
 1918 వ. శతాబ్దము నాటి సెల్
 వేదికలు: 30
 మొత్తం వేదికలు: 30
 పేరు: మహమ్మద్ అలీ
 చిరునామా: 265



హైదరాబాద్ నగర పరిషత్
 ఎడమ బొటనవేలు
 Main Loh Moli
 Business - 5-1-32 R.P. Road
 Secunderabad



Surish Bazar S/o Parmannand Bazar
 Business - 5-1-32 R.P. Road
 Secunderabad

Karam V Seligul Karam V Seligul S/o TRS
 Business - Road No 9, Banaganpalle
 Hyderabad

నవీన్

Colonel H-S Seligul S/o HR Seligul. 9-4-86/250
 Salunimang Colony. Hyd-8

కంకా రామ్

Kanku Ram S/o Subba Rao - Business
 1-8-488 Chikkulpally - Hyderabad - 20.

1946 వ సం॥ జి.ఎస్. సెల్
 1918 వ. శతాబ్దము నాటి సెల్
 జాయింట్ సెల్ రిజిస్ట్రార్

పుస్తకం 3328-96 సం. కృ
దస్తావేజుల మొత్తం కొరతను నింపు
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సంఖ్య 20
జాయింట్ సబ్ రిజిస్ట్రార్



Note: Copy has been Registered
along with the Original.

[Signature]
Joint Sub-Registrar

1. ఆ పుస్తకము 3577 వాల్యూం 57 నింపు
..... 76 ఫుటర్ 1996 వ సం. 19/8 కా.శ.
నం. 3328 నెంబరుగా రిజిస్టరు చేయబడినది
1996 వ సం. 19/8 కా.శ. నెం. 21 క తేది
19/8 కా.శ. రిజిస్ట్రార్ మానం 30 వ తేది

[Signature]
జాయింట్ సబ్ రిజిస్ట్రార్
హైదరాబాద్.



పున: 3328 98 సం. పు
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 16 కార్గిల మొత్తం పంపిణీ
 సంతకం :
 కార్యదర్శి :



54068/21855JA

పుస్తకం 3328-96 సం.

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10-23-11-A 2307

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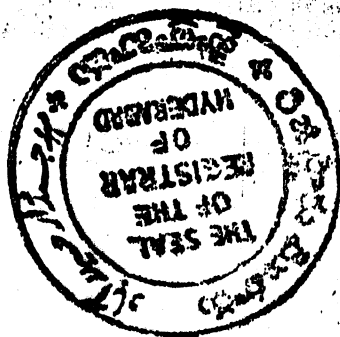
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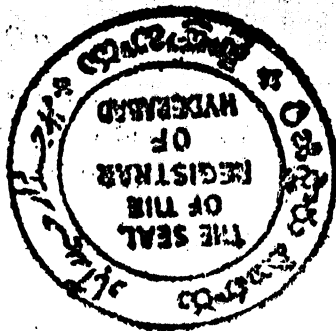
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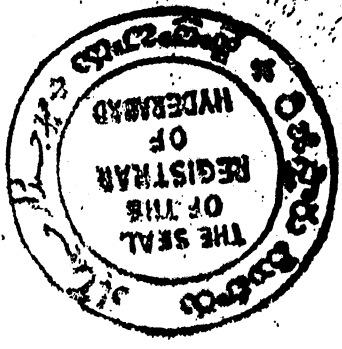
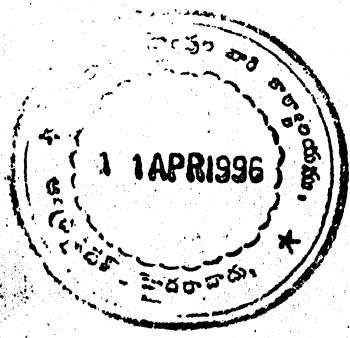


ఖరీదా నంబర్ - 3328-9 ఫం. పి
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 సంఖ్య 8
 తయారు చేసినది - రజిస్ట్రార్ - 1



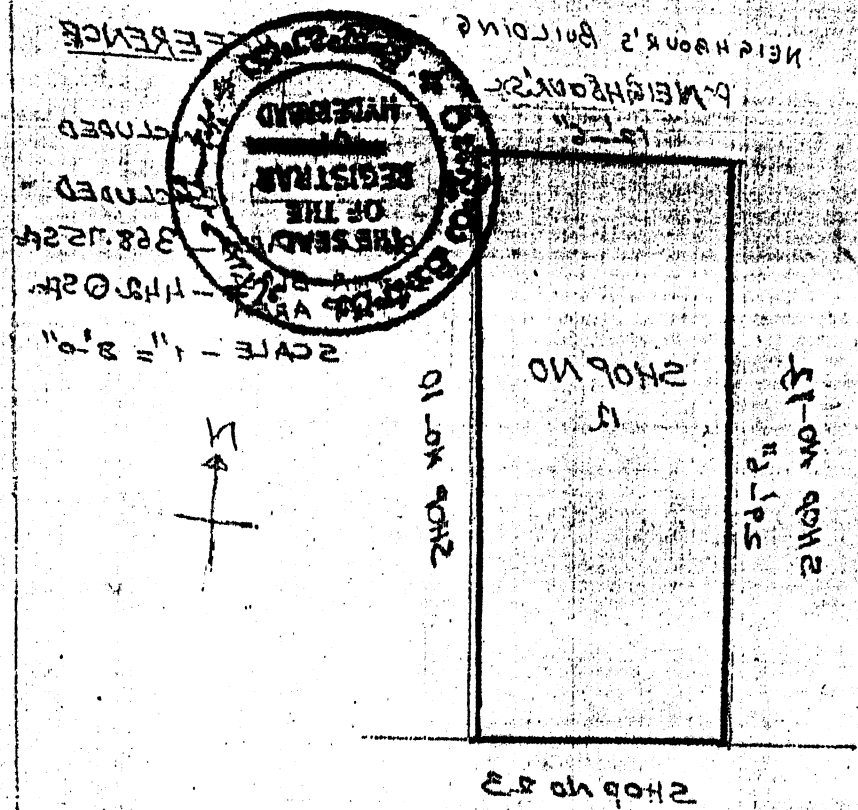
ప్రతి

పుస్తకం... 3328-96...
దస్తావేజులు మరియు గుర్తింపు పత్రాలు
..... 10
9
[Signature]
[Text]



LESSOR 1. SRI SATISH MODI & SRI MANJAL MODI
 2. SRI SURESH BADA & SRI RAJAMAND BADA
 LESSEE SRI KARAN AIR GENERAL INT.

STATED AT CHIRAG ALL LANE ABID ROAD HYD AP
 FLOOR-BEARING PREMISES NO. 2-18/11/90
 LEASE DEED PLAN OF SHOP NO. 12 LOWER GROUND



1. 20th March 2002
 2. 21st March 2002
 3. 22nd March 2002
 4. 23rd March 2002
 5. 24th March 2002

WITNESSES
 1. [Signature]
 2. [Signature]