

C.S.
1452

1410/06

1410/06



No. 21756 Date 16/12/06 Rs. 15000/-

Purchaser COLONEL H. S. H. GAL S/o HR SEHGAL
8-2-579/3, Road No. 8, Banjara Hills, Hyderabad - 500 003.
To whom KARAN SEHGAL S/o T.R. SEHGAL
8-2-579/3, Road No. 8, Banjara Hills, Hyderabad - 500 001.

00BB 630688
C. ANJANDAS
SUB-REGISTRAR SUPDT.
EX OFFICIO STAMP VENDOR
STAMP COUNTER R.O. HYD-BAD.

LEASE DEED

This Deed of Lease is made on this the 28th day of March 2006 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 41 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 Sehgal, S/o. Shri T.R. Sehgal, aged 44 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.).

....2

Karan Sehgal

Satish Modi

(D)

1000Rs.



o... 24/2/88... Date... 1/10/76... Rs. 10,000/-

Colonel H. S. Bal... HD
Sengal 9-11-85/250 Salarjung
whom... Sengal 8/10/85 Sengal 8/10/85

C. ANJANDAS
SUB-REGISTRAR SUPDT.
EX OFFICIO STAMP VENDOR
STAMP COUNTER R.O. HYD. BAD.

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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 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."

.....4

Signature of the Tenant/Owner

1000Rs.



No. 21757 Date 11/10/96 Rs. 1000/-

ur user ... Colonel H. Sehgal & Co. H.R. Sehgal
or whom ... 8-2-88/3 R.D. - 8. Banjara Hills

C. ANJANDAS
SUB-REGISTRAR SUPDT.
EX OFFICIO STAMP VENDOR
STAMP COUNTER R.O. HYD. BAD,

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; *11 Sq. ft. of undivided share of land*

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 protion 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". *Along with 11 Sq. ft. of undivided share of land.*

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. The5

Subhargul

Amu Khoro

Satish Moh

INDIA NON JUDICIAL

₹ 1000

R^s 1000

सत्यमेव जयते

भारत

एक हजार रुपये ONE THOUSAND RUPEES

Buyer: COLONEL # 8641 80 HR Selva
 for whom... 1st Lt. 8641 80 HR Selva
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C. ANJANDAS
SUB-REGISTRAR SUPDT.
EX OFFICIO STAMP VENDOR
STAMP COUNTER R.O. HYD. BAD.

Methodist Church in India subsists, whichever is later. It is agreed that at no time and for no cause 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.848430 dated 21.08.96 drawn on State Bank of India, Narayanguda, Hyderabad and cheque No. dated 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, accesses, water facility etc., insofar as the "MULGI/SHOP" is part of the whole complex.

7. The LESSEE herein shall pay electricity charges as per6

K. B. ...

Annunzio

1000Rs.



No. 21/266/12 Date 12/12/96 No. 1000/
 Purchaser Colonel H. R. Sehgal 8/0 HR Sehgal
 for whom Bangalore H. R. Sehgal 8/0 HR Sehgal

C. ANJANDAS
 SUB-REGISTRAR SUPDT.
 EX OFFICIO STAMP VENDOR
 STAMP COUNTER R.O. HYD. BAD.

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 9.2.1990. 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 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. 2000/- per annum.

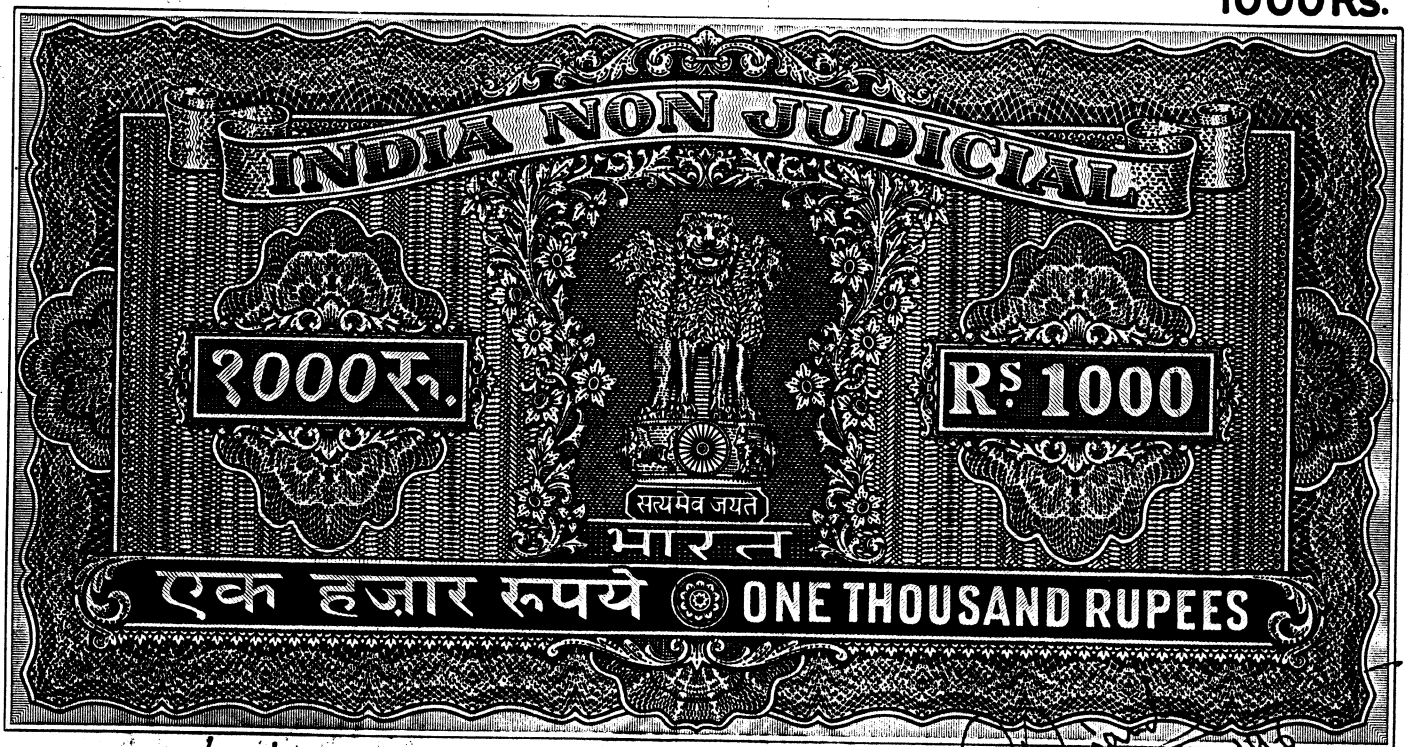
Sub Bayle

Sub Bayle
Satish mal

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SHOP No. 11

1000Rs.



No. 2/262 Date: 11/10/96 Rs. 1000/-
 Purchaser: COLONEL S. S. SINGH
 for whom: 8-2, 579/3, Rd. 18, Banjara Hills, Hyderabad
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C. ANJANDAS
 SUB-REGISTRAR SUPDT.
 EX OFFICIO STAMP VENDOR
 STAMP COUNTER R.O. HYD. BAD.

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 authorise 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

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50 Rs.



No. 24753 Date 11/10/96 Rs. 50/-

Purchaser Colonel H. Sehgal, 4-4-86/250, Salanjung
 Colony, H.D.
 Banjar Hills, H.D.
 TR Sehgal, 8-2-573/3, Rd-8

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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.

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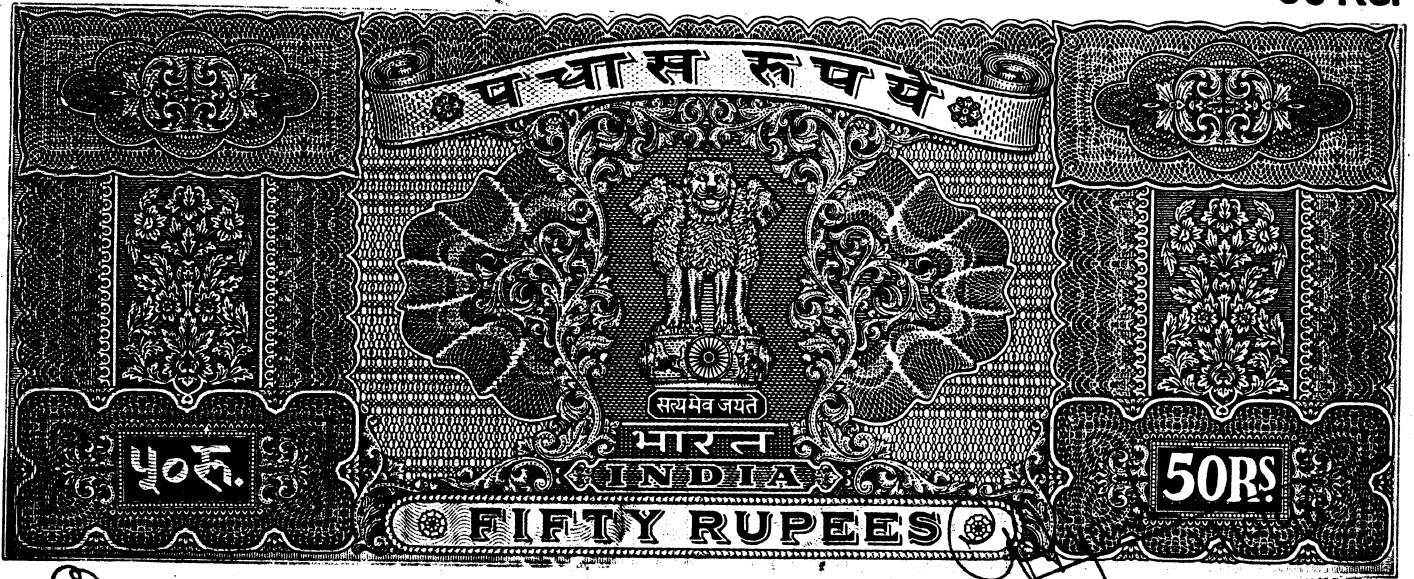
K. Bhandari

S. M. K. Rao

Talant mal

L6f-11

50 Rs.



POST - REGISTRAR / SUPD
EX-OFFICIO STAMP VENDOR
STAMP COUNTER, E. C. HYD'AB

No. 212/76 Date 1/10/96 Rs 50/-
Purchaser Colonel H. Sehgal, 80, H.R. Sehgal, 9-4-86/250, Salanjing
for whom Kanara Sehgal & Co. P.R. Sehgal, 8-2-57 1/3, R-8.
Bangalore Hills, Htg.

SCHEDULE OF PROPERTY

All that portion being 442 Sq.ft. ^{Along with 115 yd of undivided share of land.} of super built up area on the tower ground floor bearing MULGI/SHOP No.11 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 and Shop No.12
- NORTH : Neighbour Building
- SOUTH : Shop No.24

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

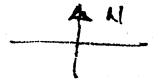
1. *[Signature]*
2. *[Signature]*

LESSOR *Satish Mohan*
LESSEE *Sunil Kumar*
Subhagare

LEASE DEED PLAN OF SHOP NO 11 LOWER GROUND
FLOOR BEARING PREMISES NO 5-9-189/190 SITUATED
AT CHIRAG ALI LANE ABID ROAD HYD. AP

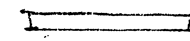
LESSOR 1. SRI SATISH MODI S/O SRI MANILAL MODI

LESSEE 2. SRI SURESH BAJAJ S/O SRI PARAMANAND BAJAJ
SRI KARAN VIR SEHGAL



REFERENCE

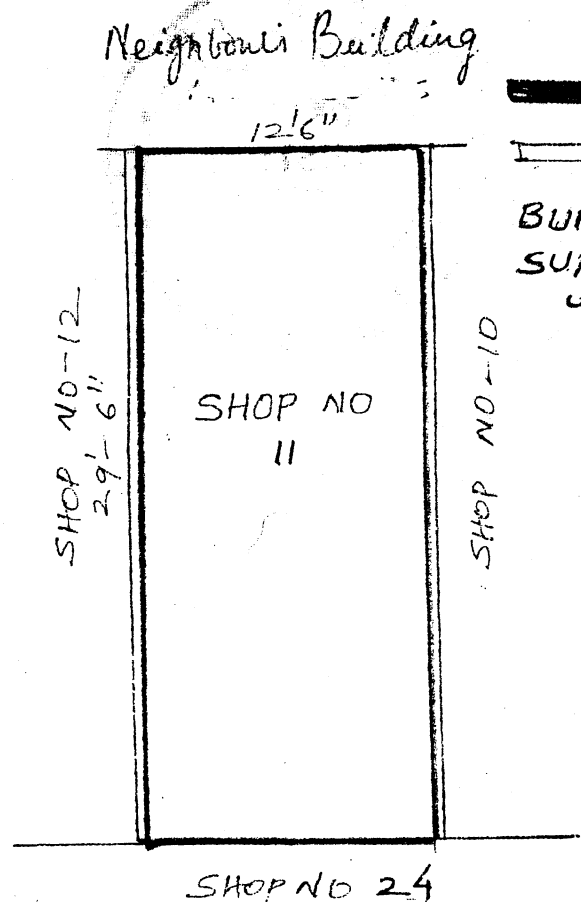
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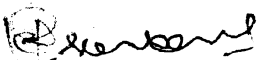
BUILT UP AREA - 368.75 SFT

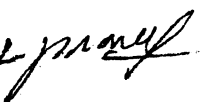
SUPER BUILT
UP AREA - 442.0 SFT

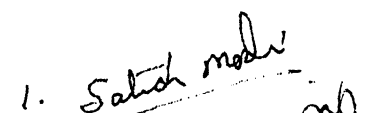
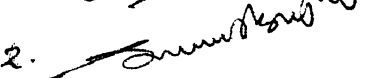
SCALE - 1" = 8'-0"



WITNESSES

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SIG OF LESSOR


SIG OF LESSEE

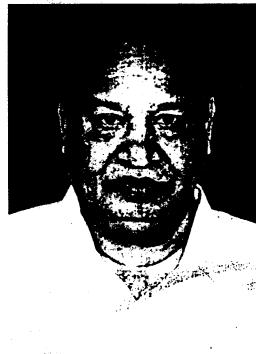
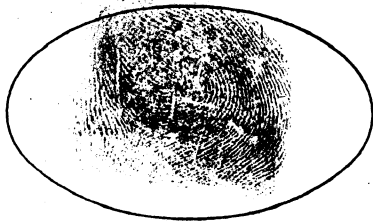
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

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

PASSPORT SIZE
PHOTOGRAPH

NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT/SELLER/

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:-

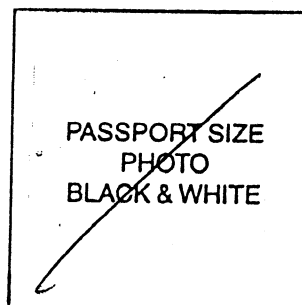
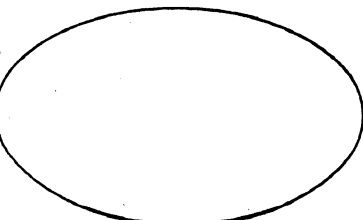
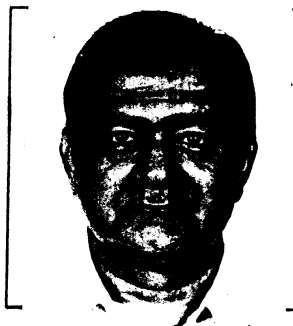
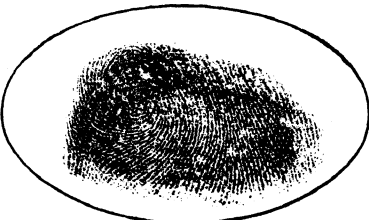
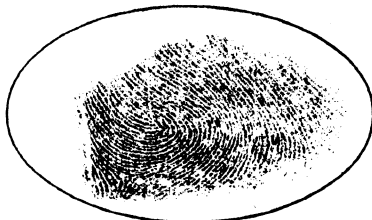
MR. KARAN SEHGAL

S/O. T R SEHGAL

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

BANJARA HILLS

HYDERABAD - 500 001



SIGNATURE OF WITNESSES :

1. *P. Narayana*

2. *C. R. Narayana*

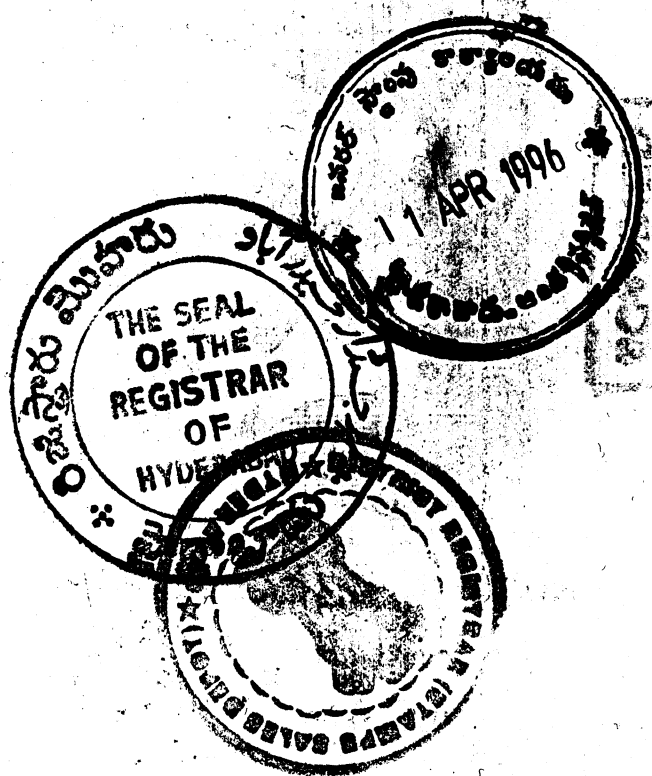
SIGNATURE OF THE EXECUTANT'S

Satish Modi
Suresh Bajaj
K. Karan Sehgal

1వ పుస్తకము 1410 మే 2006

దస్తావేజుల కమిషను కార్యాలయ నంబర్

1/ ఈ కారితముల పనుల నంబర్



2006న నంబర్ మార్చి నెల 11వ తేదీ

1927 వ శా.శ. 1927 మూసము 7 తేదీ

పగలు 3 కుడిము 4 గుండల మధ్య

హైదరాబాదు రిజిస్ట్రారు అధీశులతో

శ్రీ Sathish M. Modi రిజిస్ట్రేషన్

చట్టము 1908 లోని సెక్షన్ 32 ల ను అనుసరించి

సమర్పించవలసిన ఫోటోగ్రాఫులు మరియు వేలిముద్ర

లతో సహా దాఖలు చేసి రుసుము రూ. 2440/-

చెల్పించినారు.

ప్రాసెస్ చేసినట్లు ఒప్పకొన్నది

అడమ బ్రౌటన వేలు



Sathish modi s/o Sri manik modi Occupation
Business, H. NO. 5-1-32, RP Road, Secunderabad

అడమ బ్రౌటన వేలు



Suresh Bhat s/o Sri Paramanand Bhat Occupation
Business, H. NO. 5-1-32, RP Road, Secunderabad-3

అడమ బ్రౌటన వేలు



T.R. Sehgal
Sri. Karan Sehgal s/o T.R. Sehgal Occupation Business
H. NO. 8-2-579/B, Road NO. 3, Banjara Hills,
Hyderabad-34

నిరూపించినది.
1. Registrar

C.K. R. Reddy S/o. K. Padma Reddy Business
H. NO. 5-1-18713 & 4, N. 6 Road,
Sec. 32

2. C-2. prap

C. Lakshmi Narayana s/o C. Krishnatah,
H. NO. 8-7-86, Shivaji Nagar Secunderabad-3

1వ పుస్తకము... 1410 నం. 2005
 కనావేదాల మొత్తము కారికముల సంఖ్య
 11.....ఈ కారికముల పరస్పర సంఖ్య 2.....

[Signature]
 అధిష్టాపక పరిశీలక



Endorsement Under Section 42 of Act II of 1897

No. of 2005
 I hereby certify that the proper/defisit
 stamp duty of Rs. 3250 (Rupees ... Three thousand
 ... Two hundred and fifty Only
 has been levied in respect of the instrument
 from Sri. Satish Modu.....
 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
 H. O. Hyderabad.

CERTIFICATE

The document has been scanned
 with the Identification No 1607

I 14/10..... of 2006

[Signature]
 SIGNATURE OF REGISTERING OFFICER

1వ పుస్తకము 2006 నం. (క. క. 1922)
 పు 1410..... నెంబరుగా రిజిస్టరు చేయబడి
 స్కానింగు నిమిత్తం గుర్తింపు నెంబరు... 1607...
 I..... 1410..... 2006 తప్పిదమైనది.
 2006 నం. 1410..... నెం. 01..... తప్పిది.....



[Signature]
 అధిష్టాపక రిజిస్ట్రార్

Note: Copy has been Registered
 along with the original

1వ పుస్తకము... 14.10... నవంబరు 2008

దస్తావేజుల మొత్తము కాగితముల సంఖ్య

...ఈ కాగితముల పనుల సంఖ్య... 3...

రేచుకొండ
అడివిపాటి నరసింహారావు



1వ పుస్తకము... (4/10) ... నం|| 2005

దస్తావేజుల మొత్తము కాగితముల సంఖ్య

... ఈ కాగితముల వలన సంఖ్య 4...

[Handwritten signature]
అధికారి సహాయకుడు



1వ పుస్తకము 14/0 నవంబరు 2006

దస్తావేజుల మొత్తము కాగితముల సంఖ్య
..... ఈ కాగితముల చట్టం సంఖ్య

తెలంగాణ
ఆదేశముల పట్టిక



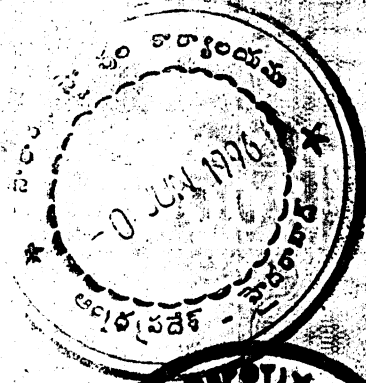
1వ పుస్తకము ...1410... సం॥ 2004
 దస్తావేజుల మొత్తము కాగితముల సంఖ్య
 ...ఈ కాగితముల పరిసర సంఖ్య ...

Handwritten signature
 అధికారి సహాయక



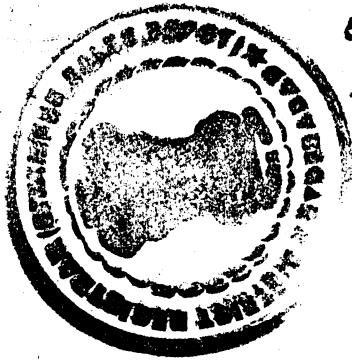
18 శుభ్రము ... 14/10 ... సం॥ 2000
 వస్త్రావేశాల మొత్తము కాగితముల సంఖ్య
 ... ఈ కాగితముల వరుస సంఖ్య ...

[Handwritten signature]
 అధ్యక్షుడు సహ రిజిస్ట్రారు



శుభ శుక్రవారము 14/10 నవంబరు 2008

దస్తావేజుల మొత్తము కాగితముల నెండ్ల
...ఈ కాగితముల వరుస నెండ్ల 8

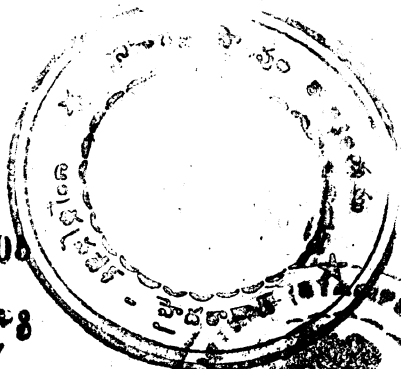


[Handwritten signature]
అధికారి సహ కర్త



1వ పుస్తకము 1410 సం॥ 2000
 దస్తావేజుల మొత్తము కొగిరముల సంఖ్య
 71 ఈ కొగిరముల పదున సంఖ్య .. 9

వివరము
 అధికారి పద వివరము



LEASE DEED PLAN OF SHOP NO 11 LOWER GROUND

FLOOR BEARING PREMISES NO 14/0

AT CHIRAG AL LANE ADAR ROAD KODAKA

LESSOR 1. SRI SATISH MOH 2. SRI MANJALI MOH

LESSEE 1. SRI SURESH 2. SRI KANAK

DATE 12/12/2019

PRICE

IN CASH

EXCISE

BUYER'S DEED - 388.00

SUPPLY BUYER - 410.00

UP AREA - 15.00

STATE - 15.00

SHOP NO 11

11

11

11

11

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11

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11

11

11

11

11

1వ పుస్తకము .../410 ... 2005
దస్తావేజుల మొత్తము ...
...ఈ కారితముల మొత్తము ...

అధికారి

