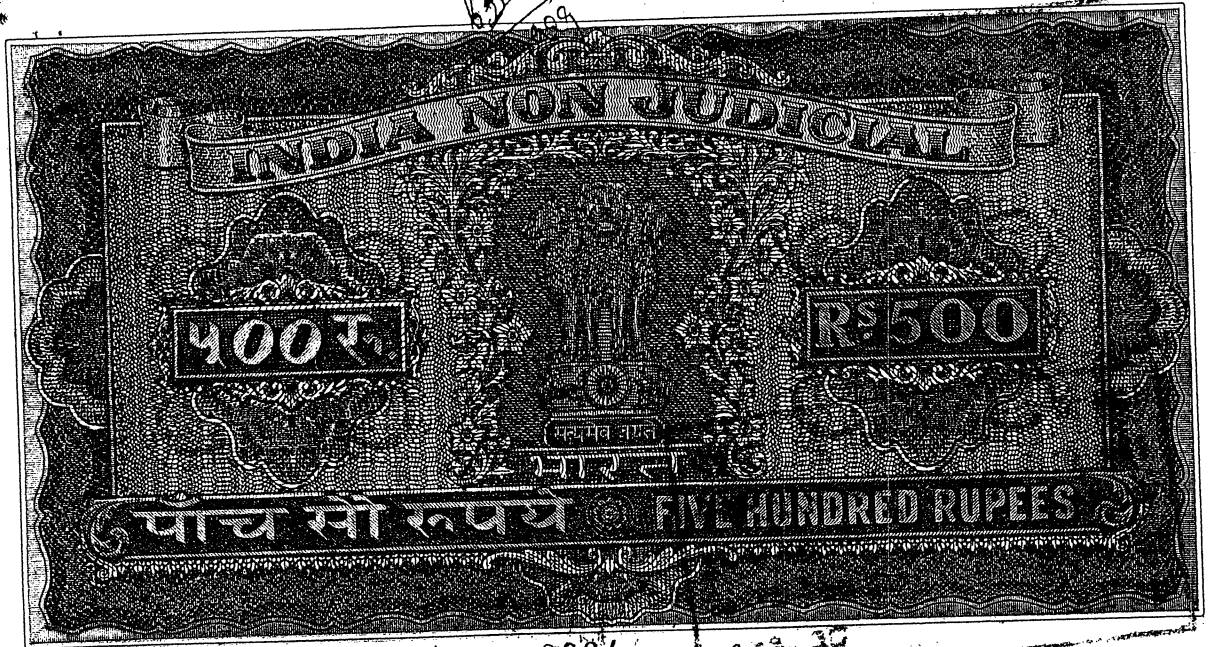




1187 11.1.99 500/- 19604 AP. 23.7.35
 S. Zahoor Ahmed S/o M/s. Pathoor Ahmed
 Meharunnisa W/o Mr. Abdullah N. Dayani
 1/0 H/O
 EVENING
 Lic. No. 33798
 AMBEGAON, HYDERABAD-A.P.

LEASE DEED

THIS LEASE DEED IS MADE and executed on this the 12th January 1999
 at Hyderabad by and between:

M/s MODI ENTERPRISES (Owned by MODI BUILDERS METHODIST COMPLEX) a partnership firm, having its office at 5-4-187/3 & 4, M.G. Road, Secunderabad and represented by its partners Shri Satish Modi aged 53 years, S/o Late Shri Manilal C Modi and Shri Suresh Bajaj, aged 41 years, S/o Late Shri Parmanand Bajaj hereinafter referred to as the "LESSOR", of the First Part. (HEREINAFTER referred to as the "LESSOR", which term shall mean and include all their heirs, successors, legal representatives, administrators, assigns etc.)

AND

Smt. Meharunnisa, W/o Mr. Abdullah N. Dayani, aged 49 years, Resident of H.No. 52-B, Karimabad Colony, Chirag Ali Lane, Hyderabad - 500 001, A.P.

(HEREINAFTER referred to the "LESSEE", which term shall mean and include all his heirs, successors, legal representatives, administrators, assigns etc.)

Satish Modi
 Contd. p.2
 10/1/1999



1188

11-7-99

Rs 500/-

19605

AP. 23.11.99

E. VENKATESH

S. VENKATESH

Lic. No. 33/98
AMBERPET, HYDERABAD-A.P.

S. Zafar Ahmed s/o Mr. S. Bakker Ahmed & Hyd
Metulwala s/o Mr. Abdullah N. Dargani & 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 Document 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 2,760 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 copy of the said registered lease deed dated 09-04-1988 is hereby furnished by the LESSOR herein in 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 09-01-1981, 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 09-01-1982 and the lease deed dated 19-04-1988 which is registered on 09-09-1990

Contd..p.3.

S. Zafar Ahmed

Metulwala



Sl. No. 1182 Date 11.1.99 Rs. 500/-

Witness to S. Zahoor Ahmed S/o Mr S. Bahter Ahmed No. 142

Witness Mehruunnisa W/o Mr Abdullah N. Dargani No. 142

E. VENKATESH
S. VENKATESH

Lic. No. 68, D. I. No. 33/98
AMBERPET, HYDERABAD-A.P.

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 subsisting sub-leases for longer periods and any such sub-leases 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-tenants(s) performing his/her/their obligations as per the Agreement entered into with Modi Builders/Modi Enterprises, such sub-tenancy 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 Building/Complex which is covered by the registered lease deed dated 19-4-1988 relating to an extent of 480 Sq. Ft. of super built up area on the lower ground floor which is in the nature

Satish Modi

Mehruunnisa

Contd..p.4.



491

11.1.99

500/-

19608

E. V. KATESH

Lic. No. 33/98
AMBERPET, HYDERABAD-A.P.

S. Zahoor Ahmed S/o M/S. Balkeer Ahmed & Co
Meharunnisa W/o Abdullah N. Pargani 7/6/87

4. Since this Lease contemplated by this Lease Deed is to be a long term arrangement and for the purpose of Stamp Duty and Registration, this Deed may be deemed for a period of 25 (Twenty Five) 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 a continuing Tenancy on the terms and conditions mentioned in this Lease Deed. *by executing fresh lease deed*

5. The LESSEE has made with the LESSOR a total security deposit of Rs. 1,80,000/- (Rupees One Lakh and Eighty Thousand Only) as follows:

- Rs. 30,000/- (Rupees Thirty Thousand Only) vide Cheque No. 0088675 drawn on Syndicate Bank, dated 27-01-1987.
- Rs. 30,000/- (Rupees Thirty Thousand Only) vide Cheque No. 0088676 drawn on Syndicate Bank, dated 16-02-1987.
- Rs. 60,000/- (Rupees Sixty Thousand Only) vide Cheque No. 0088677 drawn on Syndicate Bank, dated 12-04-1987.
- Rs. 25,000/- (Rupees Twenty Five Thousand Only) vide Cheque No. 0088678 drawn on Syndicate Bank, dated 19-05-1987.

Satish Moh.

Meharunnisa

Contd. p.6.



1193 11.1.99 500/-

19610

P. 23.17.84

VENKATESH

ST. 1. 1. 1. FOR

Ch. No. 63/98 No. 33/98

AMBERPET, HYDERABAD-A.P.

S. Zaker Ahmed Sp. Mr. S. Bakht Ahmed to wife

Meharunnisa w/o Mr. Abdullah N. Dargam 1/10/99

9. The LESSEE shall permit the LESSOR and/or his agents to enter upon the property for inspection and examination of the state and condition thereof.

10. The LESSEE shall be liable to keep the property in proper state and condition and shall not have any right to alter or amend the present structures, shape and condition of the property in a manner that may adversely effect the construction of the entire building or other occupiers of the said building, but is entitled to make such additions or alterations or flooring which do not alter or amend the present structures, shape and condition of the property in a manner that may adversely effect the construction of the entire building or other occupiers of the said building.

11. The LESSEE shall be liable to bear and pay the following:

- Repairs to the property,
- License and other fees,
- Electricity charges,
- Water Charges,
- Maintenance Charges @ Rs. 1.50 per Sq. Ft., of super built up area in advance per month (subject to increase from time to time as intimated by the LESSOR). In case the above cited payments are delayed the LESSEE shall be liable to pay interest at the rate of 30% per annum on all such delayed payments.

12. In the event of the LESSEE committing default in any payment or committing a breach

S. Zaker Ahmed

Meharunnisa

Contd..p.8.



1194 11.1.99 500/- 19611

Meharunnisa w/o Mr. Abdulla N. Dargu

Self

10/11/88

.8.

STAMP
Lic. No. 11/98
AMBERK... AD-A.P.

or breaches of any other terms and conditions, the LESSOR shall send a reminder to the LESSEE to rectify the default within fifteen days, failing which the LESSOR shall be entitled to recover the payment along with a panel interest of 3% per month.

13. The LESSEE shall not do any business connected with liquor, or serve liquor, on the premises.

14. The LESSEE shall be entitled to put up name boards relating to their business or profession only at the spaces designated by the LESSOR for this purpose and shall not put any sign boards on the exterior of the building.

15. The LESSEE shall be entitled to use the common services of the building including the lift, staircases. The LESSEE shall be liable to maintain the common areas in good and decent condition, not to throw dirt or refuse therein and help maintain the building in good working atmosphere.

16. Subject to the fulfillment of all their obligations stated herein the LESSEE, shall be entitled to assign, transfer sub-let, and/or give on leave and license (including succession on death), their rights stated herein, on such terms and conditions as they deem fit to any person, so however that such transferee shall also be bound by the terms and conditions hereof. For doing this, no further consent of the LESSOR or the owners shall be needed.

Satish Meh.

Meharunnisa

Contd., p.9.



95 11.1.99 500/- 19612 AP. 23.11.98
 S. Zahoor Ahmad & Mr S. Bakht Ahmed
 Meharrunissa w/o Mr. Abdullah N. Durgadey/o Hegg
 E. VE... TESH
 lic. No. 62 No. 33/98
 AMBERPET, HYDERABAD-A.P.

17. The transferees/assignees of the LESSEE as mentioned above shall have the same rights and obligations as the LESSEE has mentioned herein.

18. The LESSOR shall have the right to carry on further construction on or in the said building as also any extension or annex thereto as and when they so desire and the LESSEE shall not object or create hindrance and shall extend all co-operation to the LESSOR thereof.

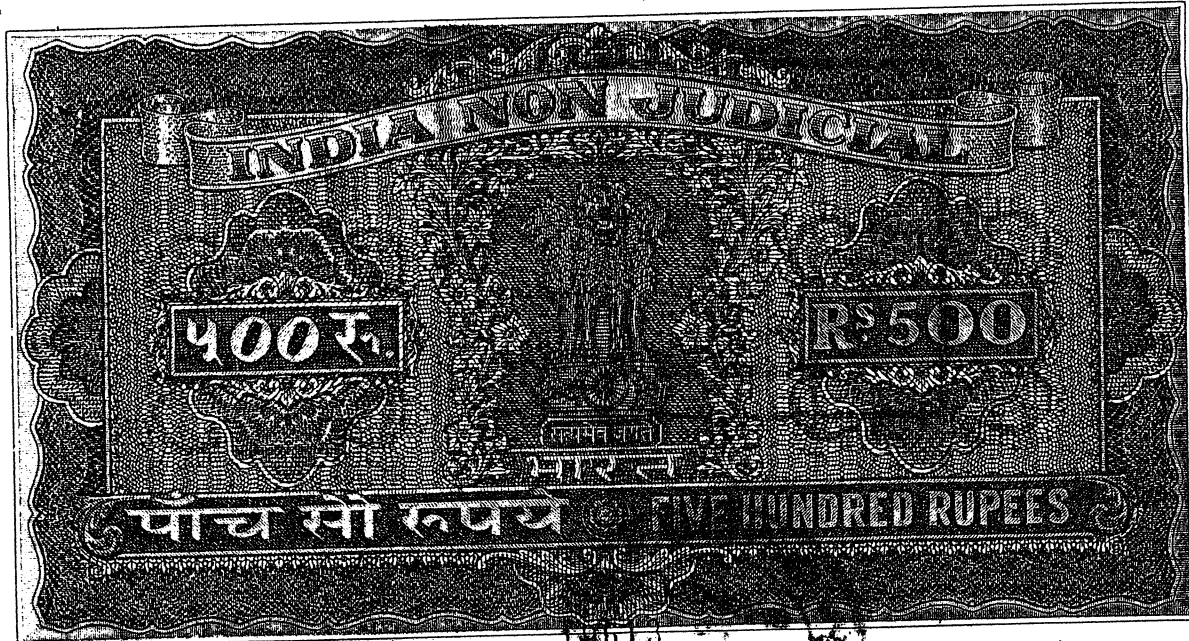
19. This arrangement shall be subject to the Jurisdiction of the Courts at Hyderabad only.

20. If the LESSEE has fulfilled all his obligations stated herein, and continues to do so in future, the LESSOR shall not terminate the lease.

21. In the event of cancellation of the Tenancy Agreement between the Owners and the LESSOR, the LESSEE performing his obligations stated herein, this Agreement shall continue to be in force and the LESSEE shall have the right to enjoy the premises they contracted and in such as event, their obligations will be towards the Church, the Landlord/Owner.

Sahin T. merd.

Meharrunissa



1196 11.1.99 500/-

S. Zahoor Ahmed 1/6 H.S. Basheer Ahmed 1/6 H.S.

Mehrunissa W/o Abdullah N. Dayani 1/6 H.S.

E. V. TESH
Lic. No. 33/98
AMBENT, HYDABAD-A.P.

SCHEDULE OF THE PROPERTY

All that portion consisting one shop bearing Nos. 18 A on lower ground floor in the METHODIST COMPLEX, bearing M.C.H. No. 5-9-189/190. situated at Abid Road, Hyderabad admeasuring about 480 Sq. Ft. of super built up area and bounded by:

NORTH BY : Shop No. 20

SOUTH BY : Chirag Ali Lane

EAST BY : Shop No. 18 B

WEST BY : Shop No. 17

(THE MARKET VALUE OF PROPERTY IS Rs 180000/-)

In Witness Whereof this Lease Agreement is signed and executed by the parties in presence of the following witnesses on this day, month & year of above mentioned at Hyderabad.

WITNESSES:

1. *Amir Ali*
(AMIR ALI.)

2. *Abdullah*
(ABDULLAH DAYANI)

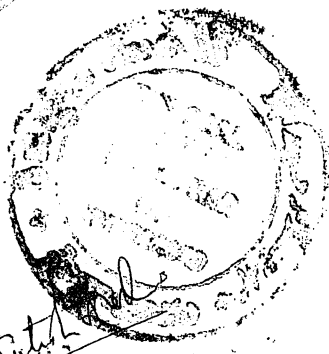
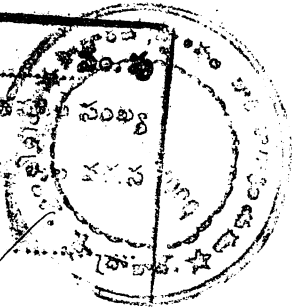
LESSOR

1. *Satish*

2. *Mehrunissa*
LESSEE

D. BASHEER AHMED
DOCUMENT WRITER
LICENCE No: 2/99
FOR HYDABAD DIST. REGISTRATION

పుస్తకం 63/99
 దస్తా వేసిన మొత్తం పానీజుల సంఖ్య
 11
 నంబర్ 1
 జాయింట్ సబ్-రిజిస్ట్రారు II



1999 నం 1258 నం 12 వకం
 1999 నం 1258 నం 12 వకం
 తెలిపిన వగలు 34 గ.పుల మద్య
 ప్రై.రా.బాద్ రిజిస్ట్రారు ఆఫీసులో దాఖలు
 చేసిన రుసుము రూ. 1251 చెల్లించినది.

1 ఎడమ బొటనవెలు
 సత్తా

Stomach contents Bacteria
 Relatively high

2 ఎడమ బొటనవెలు
 Sumer

Sto P.H. Bay
 001 - BUSTERS
 S-1-328 R.O. Rt
 Secured - 500003

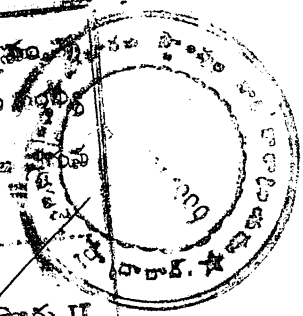
3 ఎడమ బొటనవెలు
 Mehruissa
 W/o ABDULLAH

House wife Flat 5
 Kirmalabad Colony
 Chirag Ali Lane HYD.

- నివాసం వివరం
1. (Amir Ali) S/O. Bohadur Ali occ. Business Ho. Chirag Ali Hyderabad.
 2. Abdullah
 ABDULLAH S/O Noor Mohd. occ. Business Ho. Chirag Ali Lane Hyderabad.

1999 నం 1258 నం 12 వకం
 1999 నం 1258 నం 12 వకం
 జాయింట్ సబ్-రిజిస్ట్రారు II

పుస్తకం 63/99
 దస్తావేజుల మేరకం కారితముల
 11
 సంఖ్య 2
 జాయింట్ సర్కిల్ డిప్యూటీ II



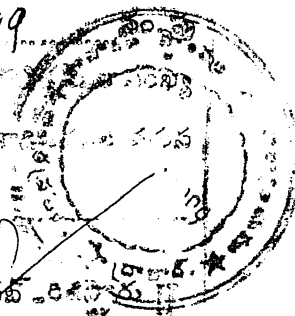
Endorsement Under Section 42 of Act II of 1880
 No. 12 of 1999
 I hereby certify that the proper/duplicate stamp duty of Rs. 11.00 (Rupees 11) has been paid in respect of this instrument from Sri. G. S. Mohi on the basis of the agreed Market value/consideration of Rs. 12.00 being higher than the Consideration/Agreed Market value.
 Collector Under Indian Stamp Act, Joint Sub-Registrar, H. O., Hyderabad.

ఆంధ్ర ప్రదేశ్ సర్కిల్ నెంబర్ 3805 నామకం 111
 132 ఫుటర్ 1999 వ సం॥ 1220.4
 పు 63 నెంబరుగా రిజిస్టరు చేయబడినది
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 1920.4. జి.ఎస్. మానం 22 వ తేదీ

జాయింట్ సర్కిల్ డిప్యూటీ II
 హైదరాబాద్



పత్రం 63/99
 దస్తావేజు
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 పం. 3
 జాయింట్ సర్టిఫికేట్




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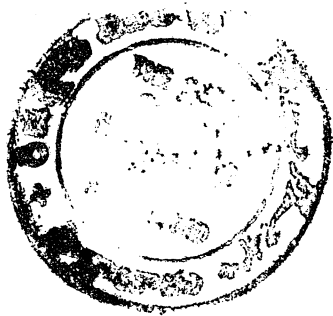
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నంబర్ 4

జాయింట్ సర్టిఫికేట్

పుస్తకం 63/99

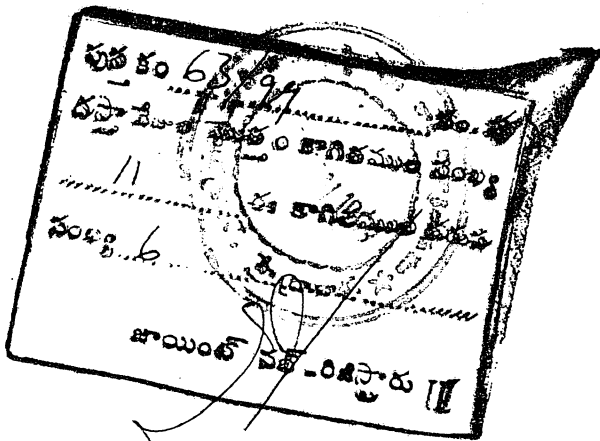
దస్తావేజుల ముద్ర/సాగితముల సంఖ్య

11

సంఖ్య 5

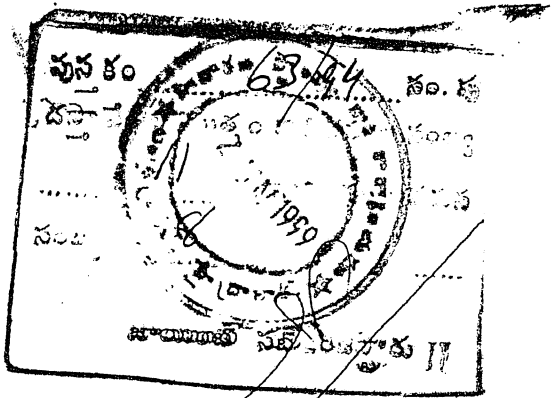
జాయింట్ సర్కిలర్ నెమరు II





కం. 63/99
 దశా వేదాన మేన
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 7
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పుత్తకం 63/99 నం.పు
 దస్తా వేదాల మొత్తం గానితముల సంఖ్య
 11
 సంఖ్య 9
 జాయింట్ సర్టిఫికేటరు II



పం. 63/99 నం. 11
 పం. 10
 11



**LOCATION PLAN OF LEASE DEED SHOWING THE SHOP BEARING No. 18 A
IN LOWER GROUND FLOOR IN THE METHODIST COMPLEX, BEARING M.C.H. No**

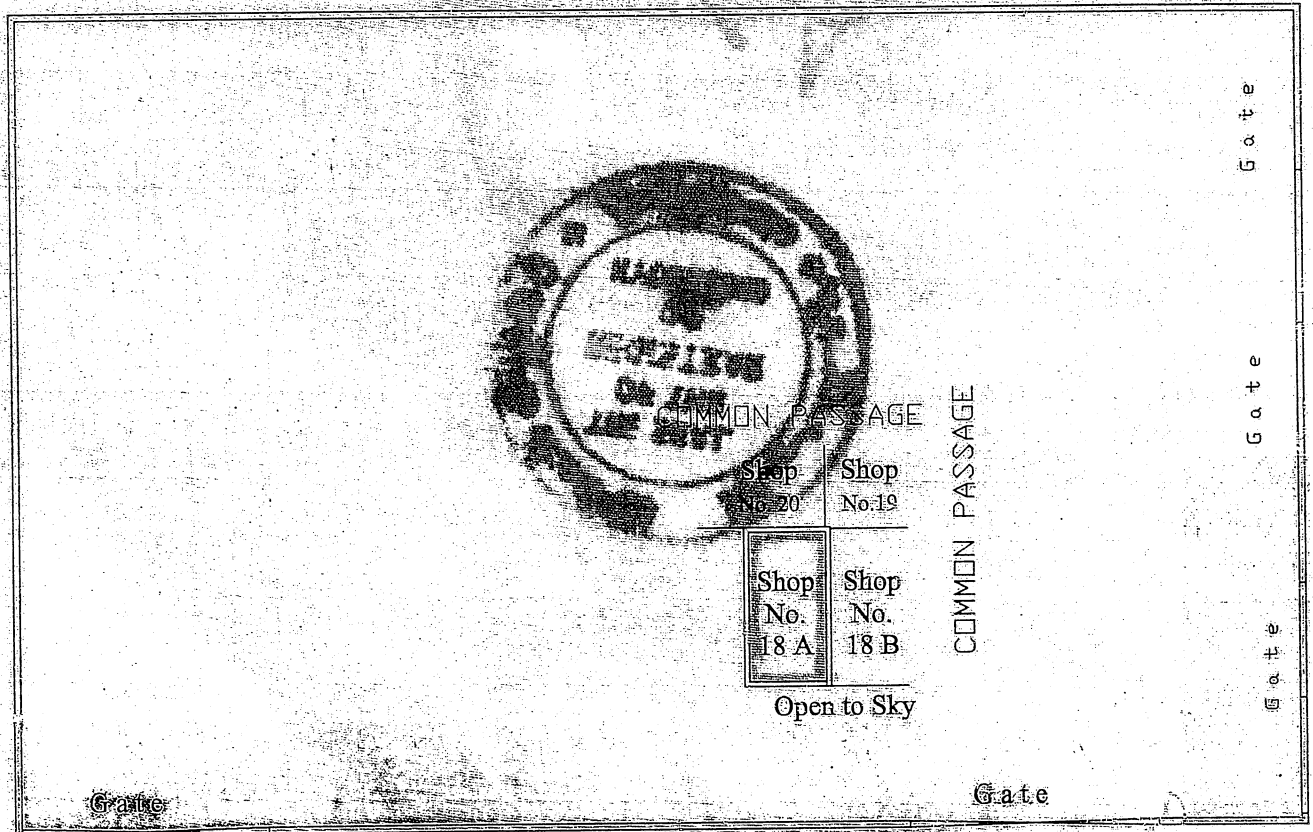
5-9-189/190 SITUATED AT ABID ROAD, HYDERABAD

LESSOR: M/s MODI ENTERPRISES represented by ~~SHRI SURESH MODI~~, S/o Late SHRI MANILAL C MODI and ~~SHRI SURESH BAJAJ~~, S/o Late SHRI PARMANAND BAJAJ

LESSEE: Smt. MEHARUNNISA W/o MR. ABDULLAH N. DAYANI

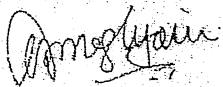
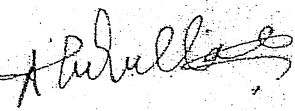
INCLUDED : 
EXCLUDED : 

**AREA : 480 Sq. Ft. of
super built up area**



Chirag Ali Lane

WITNESSES:

1. 
2. 

LESSOR

Meharunnisa

LESSEE