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

LEASE DEED

This Deed of Lease is made on this the not day of mondh 20 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 Al 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..)

Smt. Rashmi Sehgal, W/o. Shri Karan Sehgal, aged 41 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 her heirs, successors, legal representatives, administrators, assigns, etc).

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

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Registrar office, Nampally, Hyderabad. The said M/s The Methodist Church in India have granted a long lease in Tavour of the LESSOR herein on the terms and conditions mentioned therein in relation to $2.760~\rm sq.$ 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 19.04.1988 is hereby furnished by the LESSOR herein to the LESSEE herein:

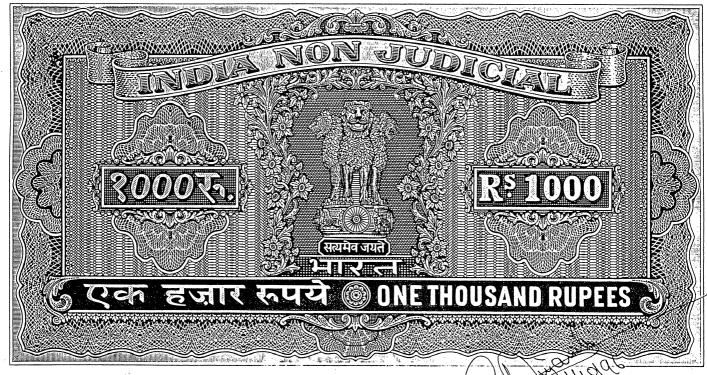
AND WHEREAS M/s The Methodist Chruch in India had also executed a development agreement in favour of the LESSOR herein dated $\emptyset 9.01.1981$ in pursuance of which the LESSOR herein had a right to take up construction on the leasehold site;

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.

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;

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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 leave and license, the tehanted 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 It is hereby delcared that in the cancellation of the said Development Agreement or this Tenancy Deed entered into with the said M/s. Modi Builders/ M/s. the sub-tenant(s) performing his/her as per the Agreement entered into with Enterprises, the his/her/their obligations 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/Dwner."

WHEREAS the LESSEE herein has been desirous of taking portion of the aforesaid premises covered by the registered lease 574 of deed dated 19.4.1988 relating to an extent of 240 Sq.ft. of Super individed built up area from the lower ground floor which is in the nature shore of of a Mulgi/Shop;

NOW THEREFORE THIS DEED OF LEASE/SUB-LEASE WITNESSETH AS FOLLOWS:

The LESSOR herein does hereby atransfer by lease/sub/lease to the LESSEE herein a portion of 240 Sq. Ft. A 649 g-yd of super built up area which to a the lesses to the series of several super built up area which to a the lesses to the several super built up area which to a the lesses to the several super built up area which to a the lesses to the several super built up area which to a the lesses to the several super built up area which to a the lesses to the several super built up area which to a several super built up area which to a several super built up area which the several super built up are several super built up area which the several super built up are several super super built up area which is on the lower ground floor of the marray premises which is part of premises bearing No.5.9.189/190 Shore of situated at Chirag Ali Lane, Abid Road, Hyderabad, and which lond



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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 1the LESSEE herein effectively, and/or till the lease between the LESSOR herein and M/s. The 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 subisistance of the aforesaid period.
- 4. The LESSEE herein had paid a sum of \Rs.3,60,000/- (Rupees Three Lakhs Sixty 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.748183 dated 31.8.96 drawn on State Bank of India, Narayanguda, Hyderabad.

The Lessor herein admits the receipt of the said sum of Rs.3,60,000/- (Rupees Three Lakhs Sixty Thousand only).

5. During the subsistenace of this lease, the LESSEE herein shall be liable to pay a sum of Rs.75/- (Rupees Seventy Five only)



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per month as rent. The said rent shall be revised every five years by increasing the same by $2\emptyset\%$ of the then existing rent payble 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 per separate meter provided for the lessee herein as per consumption shown therein
- 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 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 assignment, transfer etc., the refundable deposit Rs.3,60,000/-(Rupees Three Lakhs Sixty 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

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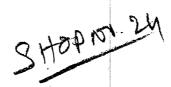
EX OFFICIO STAMP VENDOR
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structural changes or damage to the said "MULGI/SHOP".

- 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 Muncipal Corporation of Hyderabad. At present the MCH tax is Rs. per annum.
- 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 subsilstenace 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 amenilties 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

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been taken by the LESSEE and the LESSEE and other family members their successors in interest shall be entitled to put up sign boards/Neon sign board above the shops and possible boards at the following places.

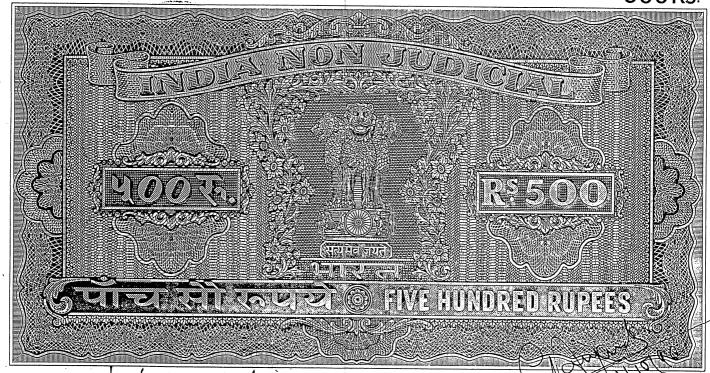
The lessee herein has paid a sum of Rs.50,000/- (Rupees Fifty Thousand only) a refundable deposit to the Lessor herein which shall carry no interest whatsoever towards the board space mentioned below. The said amount has been received by the Lessor herein from the Lessee herein vide cheque No.9506/5 dated 28/3/06 drawn on State Bank of India, Narayanguda, Hyderabad for Rupees Fifty Thousand only.

The Lessor herein admits the receipt of the said sum of Rs.50,000/- (Rupees Fifty Thousand only).

The board at the centre above the main entrance — Space for a board on the II floor level of the eastern elevation of the building, corresponding to the exterior face of the passage running from East to West on the second floor, measuring 55" (Fifty five inches) in width / height and 127" (One hundred and twenty seven inches) in length not interfering with any of the existing openings for ventilation of the passages etc.

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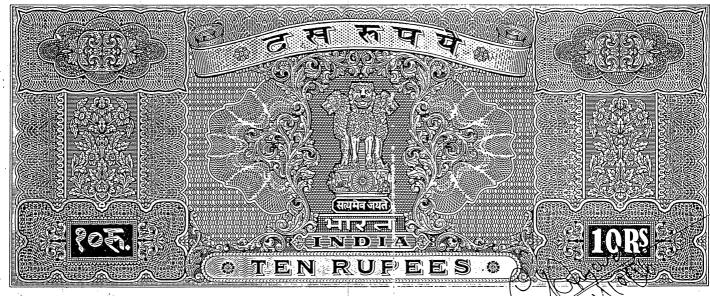
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No extra rent or charges shall be payable for the above sign boards as they are part of the tenancy and the LESSOR shall not have any objection and the LESSOR shall sign all the applications, no objections which may be necessary to obtain permission, sanction from the Municipal Corporation or any other authority. All the terms and conditions of this tenancy will be applicable to the above mentioned Signboards.

It is hereby agreed between the LESSOR and the LESSEE that if the LESSOR sq desires to use the premises which is hereby let out 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 Muncipal Act. rules and bylaws, and the LESSEE herein shall not be entitled to object to

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Purchaser Col. H. Soligal S/OHR Soligal
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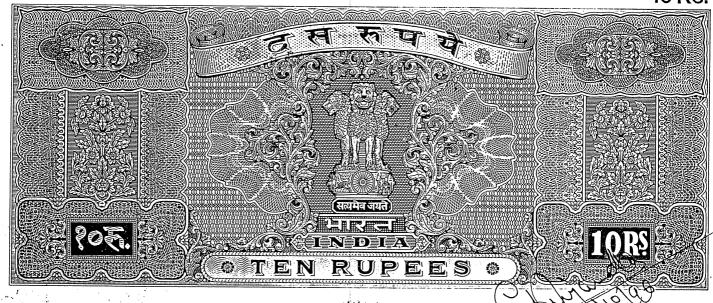
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the same provided, however that any such construction or construction activity does not cause the LESSEE herein any hindrances whatsoever.

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.4,10,000/- (Rupees Four Lakhs and Ten Thousand only) simultaneously with the LESSEE herein delivering vaccant 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 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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. No 2179/... Date 1-10-96 Ko 10/=

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Along with 65 yd of undivided Share of land.
Along with 65 yd of undivided Share of land.
All that portion being 240 Sq.ft.x of super built up area on the lower ground floor bearing MULGI/SHOP No.24 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 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.25 & Shop No.23

NORTH

: Shop No.11

SOUTH

: Shop No.29

The value of the leased premises is Rs.4,10,000/- (Rupees four lakhs Ten thousand only)

IN WITNESS whereof this lease deed is signed and executed by parties in presence of the following witnesses on the date first above mentioned, at Hyderabad.

WITNESSES

LESSOR

LESSEE

Self Janks

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

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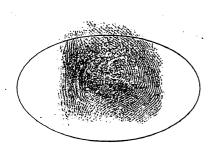


PASSPORT SIZE

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



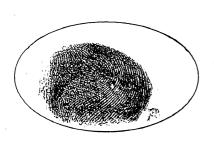


(02) MR.SURESH BAJAJ

S/O. MR.PARMANAND BAJAJ

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

SECUNDERABAD - 500 003





LESSEE: -

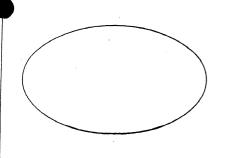
MRS RASHMI SEHGAL

W/O. MR.KARAN SEHGAL

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

BANJARA HILLS

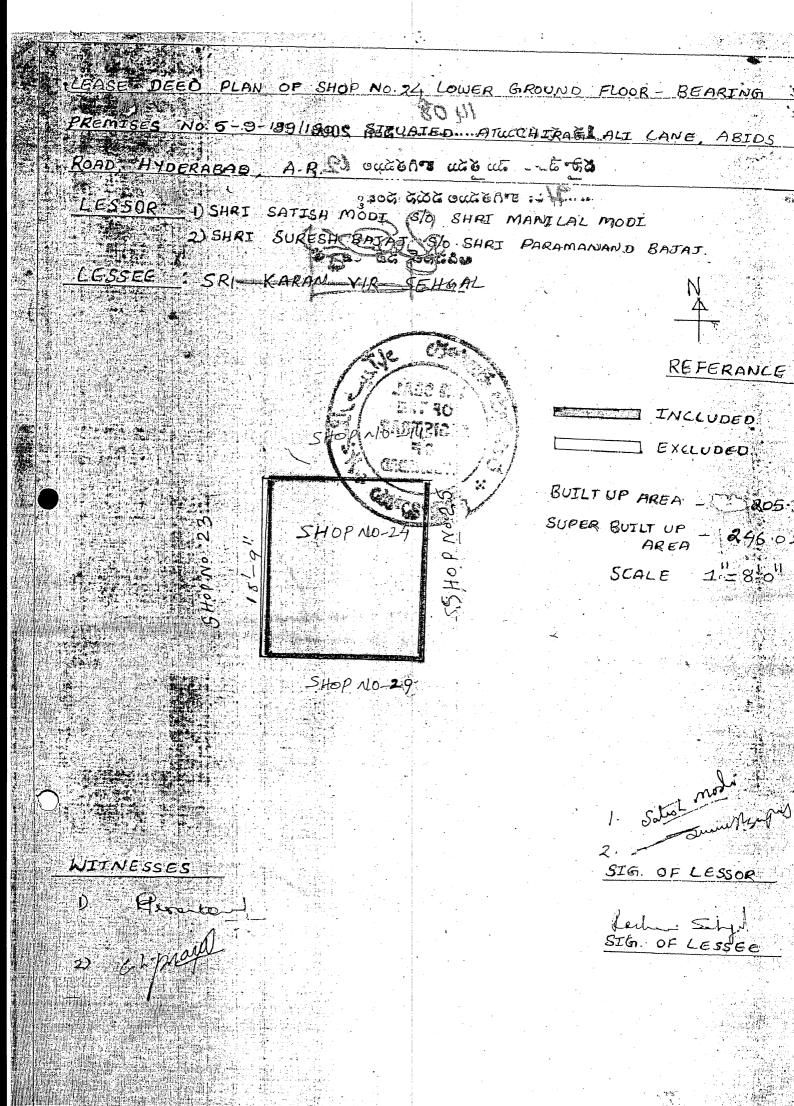
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SIGNATURE OF WITNESSES:

SIGNATURE OF THE EXECUTANT'S



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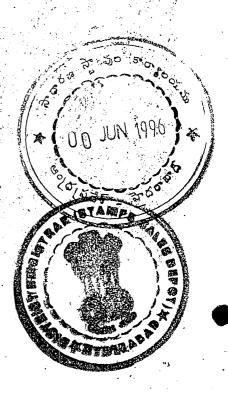
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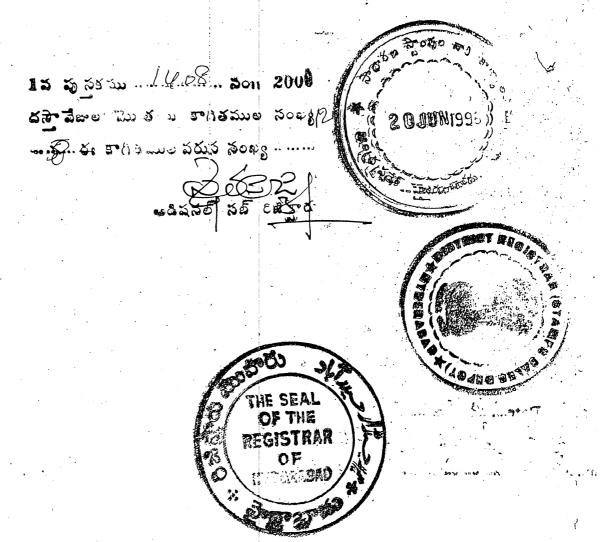






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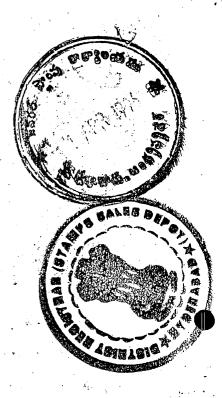
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