

Shop no 22

14/12/06 (p. 227/06)



No. 21777 Date 1-10-96 Rs. 15,000/-

Chaser Col. H. Sehgal S/o H.R. Sehgal
Rashmi Sehgal w/o Karan Sehgal
R/o Hyd.

0088630690
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 47 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

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 his 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

Satish Modi... 2

1000Rs.



No. 21778..Date 1-10-96..Rs. 1000/-

for *Col. H. Seligal s/o H.R. Seligal*
 whom *Ra. Sh. mi. Seligal w/o Karan Seligal*
s/o H.R.

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

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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 19.04.1988 is hereby furnished by the LESSOR herein to the LESSEE herein:

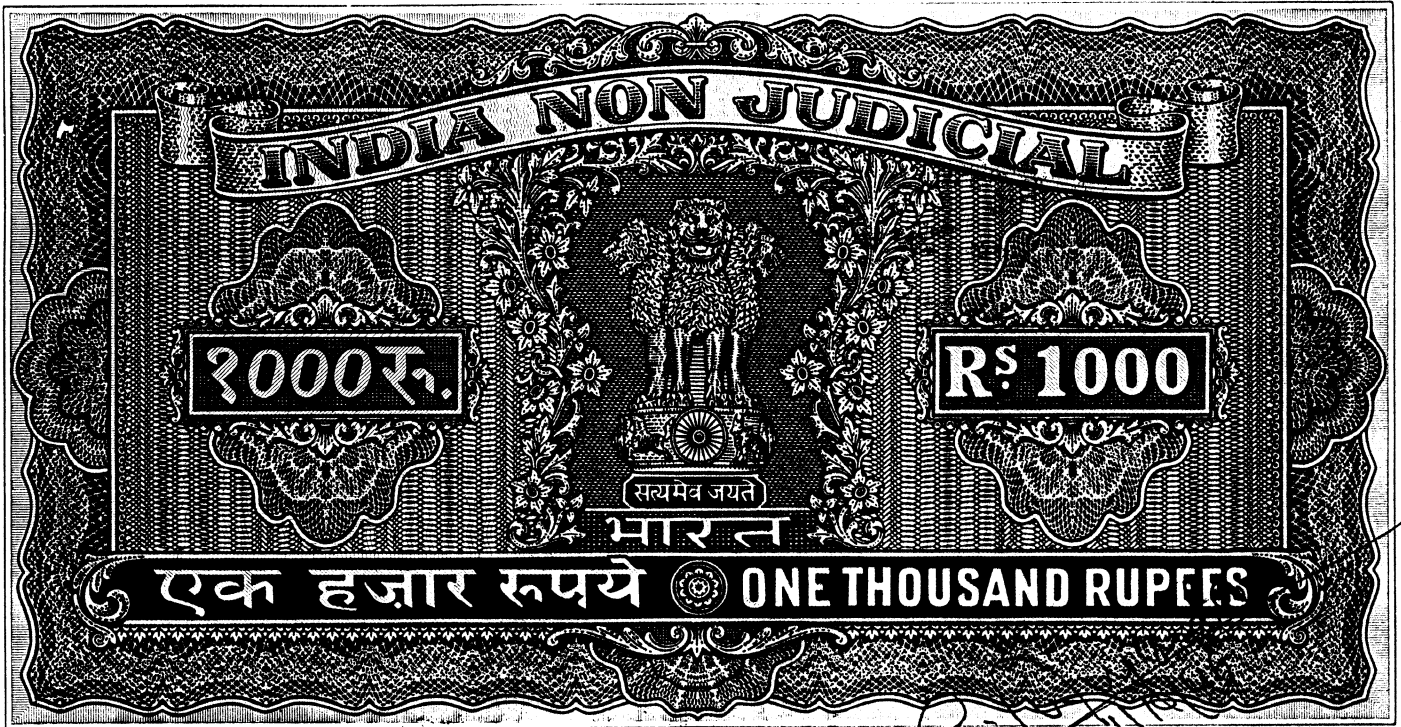
AND WHEREAS M/s The Methodist Church in India had also executed a development agreement in favour of the LESSOR herein dated 09.01.1981 in pursuance of which the LESSOR herein had a right to take up construction on the leasehold site;

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.

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;

Seligal *Karan Seligal* *...* 3

1000Rs.



to. 21779... Date. 1-10-96... Rs. 1000/-
 chaser. Col. H. Sehgal S/O H. R. Sehgal
 whom. Prabhu Sehgal w/o Karan Sehgal
 R/O Hyd

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

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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 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."

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 246 Sq.ft. of super built up area from the lower ground floor which is in the nature of a Mulgi/Shop; *Along with 6.15 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 246 Sq. Ft. of super built up area which is on the lower ground floor of the premises which is part of premises bearing No.5.9.189/190 situated at Chirag Ali Lane, Abid Road, Hyderabad, and which *Along with 6.15 Sq.ft of undivided share of land.*

Self
Sanjay Kumar
Chirag Ali Lane

1000Rs.



o 1.780...Date...1-10-96 Rs. 1000/-
 chaser. *Cd. H. Sengul S/O H.R. Sengul*
 whom. *Ra. Shami Sengul W/O Karan Sengul*
R/O H.R.

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

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proportion 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 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.3,65,000/- (Rupees Three Lakhs Sixty Five 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.748181 dated 21.8.96 drawn on State Bank of India, Narayanguda, Hyderabad. ←

The Lessor herein admits the receipt of the said sum of Rs.3,65,000/- (Rupees Three Lakhs Sixty Five 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) ←

1000Rs.



No. 21781 Date 1-10-96 Rs. 1000/-
 for ser. Col. H. Sehgal S/O H.R. Sehgal
 for whom. R. Shmi Sehgal w/o Karan Sehgal
 40 Hyd

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

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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 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 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.3,65,000/- (Rupees Three Lakhs Sixty Five 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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Self
 Anand Das
 mda

1000Rs.



No. 21782... Date... 1-10-96. Rs. 1000/-
 chaser Col. H. Sehgal S/O H. R. Sehgal
 whom... R. Shmi Sehgal w/o H. R. Sehgal
 Karan Sehgal R/O Hyd

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

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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 Municipal 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 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.

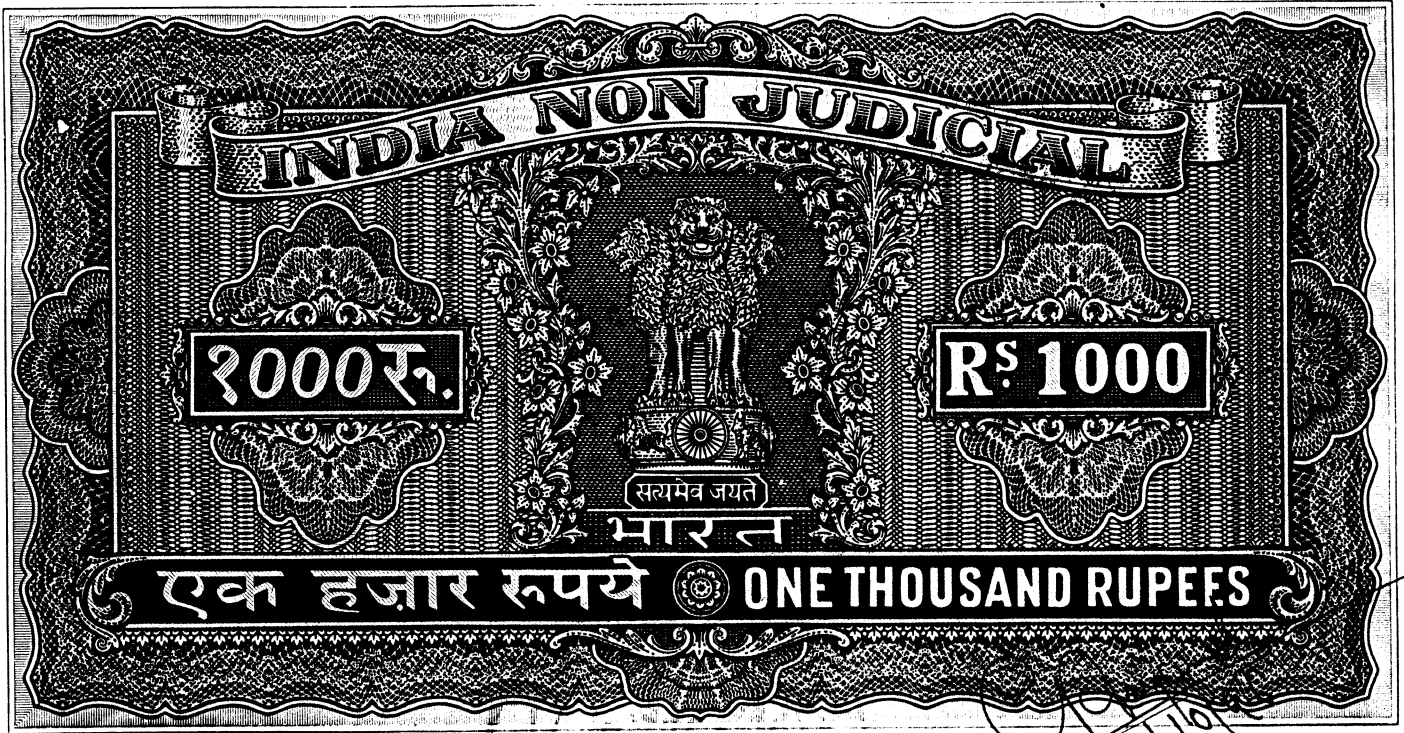
13. It is hereby agreed that the LESSEE herein shall be entitled to make use of the staircase, landing, common entrances to the building for engrees/engress and all other amenities and conveniences available in the said complex.

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

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SHOP NO. 22

1000Rs.



No. 21783 Date 1-10-96 Rs. 1000/-

Purchaser Col. H. Sehgal S/o H. R. Sehgal.

For whom R. Shami Sehgal w/o Karan Sehgal.
R/o Hyd.

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

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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 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. 9506/4 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 space above the Chirag Ali Lane entrance - Space for the board equal to the width of the slab located just above the entrance to the southern side of the Methodist Complex from the Chirag Ali Lane side measuring 22" (twenty two inches) in width / height and 127" (one hundred and twenty seven inches) in length.

Ravi Singh
Sathu mad.... 8

500Rs.



No. 21838 Date 01/10/96 Rs. 500/-

Purchased by Col. H. SEHGAL S/o. H.R. Sehgal - Salarpur Colony Hyd.

For whom Rashmi Sehgal S/o. Karan Sehgal, Road No - 8, Banjara Hills. Hyd-1

Sub-REGISTRAR / SUPR
EX-OFFICIO STAMP VENDOR
STAMP COUNTER, B. S. S. S. S.

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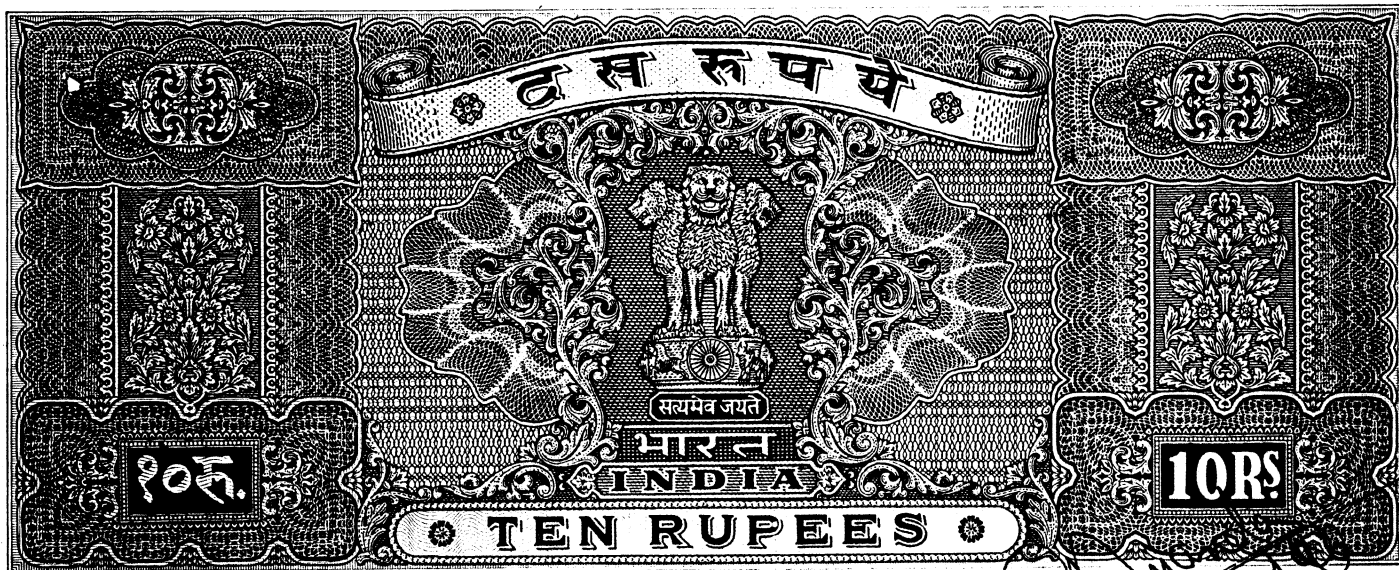
No extra rent or charges shall be payable for the above sign boards as they are part of the tenancy and the LESSOR shall not have any objection and the LESSOR shall sign all the applications, no objections which may be necessary to obtain permission, sanction from the Municipal Corporation or any other 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 so 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 Municipal Act, rules and by-laws, and the LESSEE herein shall not be entitled to object to

Rashmi Sehgal
Santosh Mohan

10 Rs.



No. 21794... Date. 1-10-96 Rs. 10/-

Purchaser Col. H. Sehgal S/o H. R. Sehgal

From R. D. Sehgal w/o Karan Sehgal
S/o H. R.

Sub-Registrar / SUPD
RE-OFFICIO STAMP VENDOR
STAMP COUNTER, B. R. BUDHAR

:: 9 ::

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.4,15,000/- (Rupees Four Lakhs and Fifteen 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.

Sunder Mohan 18
Satish Mohan
Karlani Sehgal

10 Rs.



No. 21790 Date 1-10-96 Rs. 10/-
 Purchaser Col. H. Sehgal S/o H.R. Sehgal
 Ar. whom Rashmi Sehgal w/o Karam Sehgal
 40 Hyd

10R - REGISTRAR / SUPD
 10R - OFFICE STAMP VENDOR

:: 10 ::

SCHEDULE OF PROPERTY

All that portion being 246 Sq.ft. of super built up area on the lower ground floor bearing MULGI/SHOP No.22 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.29 and Passage

NORTH : Shop No.23

SOUTH : Passage

The value of the leased premises is Rs.4,15,000/- (Rupees four lakhs Fifteen thousand only)

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.

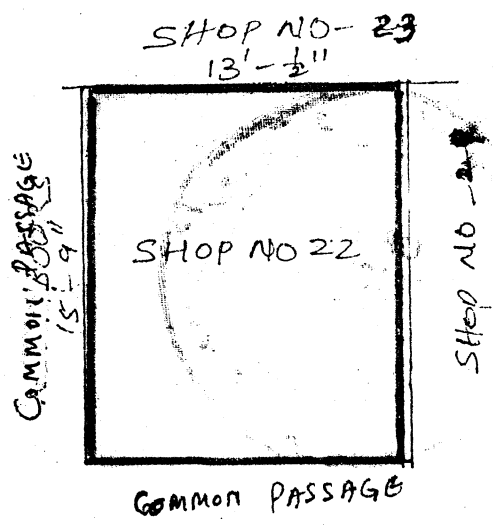
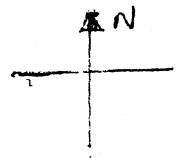
WITNESSES

1. [Signature]
2. [Signature]

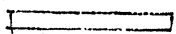
LESSOR Satek mod
 LESSEE Rashmi Sehgal

LEASE DEED PLAN OF SHOP NO 22 LOWER GROUND
FLOOR-BEARING PREMISES NO 5-9-189/190 SITUATED
AT CHIRAG ALI LANE, ABID ROAD, HYD, A.P

LESSOR :- 1) SRI SATISH MODI S/O SRI MANILAL MODI
2) SRI SURESH BAJAJ S/O SRI PARMANAND BAJAJ
LESSEE :- SRIMATI RASHMI SEHGAL



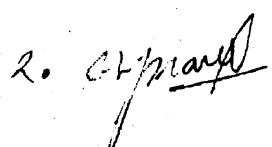
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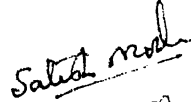
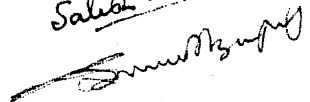
 INCLUDED
 EXCLUDED

BUILTUP AREA - 205.35 sq ft
SUPER BUILT UP - 246 sq ft
AREA

SCALE - 1" = 8'-0"

WITNESSES

1. 
2. 

1. 
2. 
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/
BUYER

LESSOR:-

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

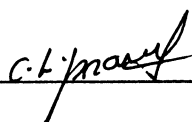
BANJARA HILLS

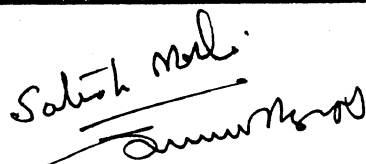
HYDERABAD - 500 001

PASSPORT SIZE
PHOTO
BLACK & WHITE

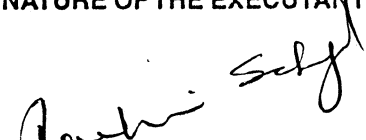
SIGNATURE OF WITNESSES:

1. 

2. 



SIGNATURE OF THE EXECUTANT'S



1వ పుస్తకము 1412 సం 2006

దస్తావేజుల మొత్తము కాగితముల సంఖ్య.....

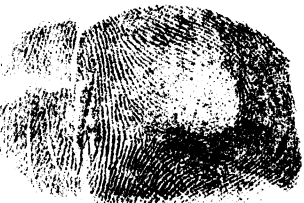
12 ఈ కాగితముల వరుస సంఖ్య.....

2006వ సం. మార్చి నెల 28 తేదీకి
1927 వ శా.శ. ఫిబ్రవరి మాసము 07 తేదీ
పగలు 3 మరియు 4 గంటల మధ్య
హైదరాబాదు రిజిస్ట్రారు అధీనములో
శ్రీ Sathish Modi..... రిజిస్ట్రేషన్
చట్టము 1908 లోని సెక్షన్ 32 ఎ ను అనుసరించి
సంబంధించిన ఫోటోగ్రాఫులు మరియు నేతిముద్ర
లతో సహా దాఖలు చేసి రుసుము రూ 21.5/-
చెల్పించారు.

ప్రాసాదాద్వినట్లు ఒప్పతిస్తూ
ఎడమ బ్రాటన వ్రేలు

Sathish Modi

Sri Sathish modi s/o Sri manilal modi
Occupation: Business,
H.NO: 5-1-32, R.P. Road,
Secunderabad-3.



ఎడమ బ్రాటన వ్రేలు

Suneh Bhat

Sri Suneh Bhat s/o Sri Paramanand Bhat
Occupation: Business,
H.NO: 5-1-32, R.P. Road,
Secunderabad-3.



ఎడమ బ్రాటన వ్రేలు

Ranhi Sehgal

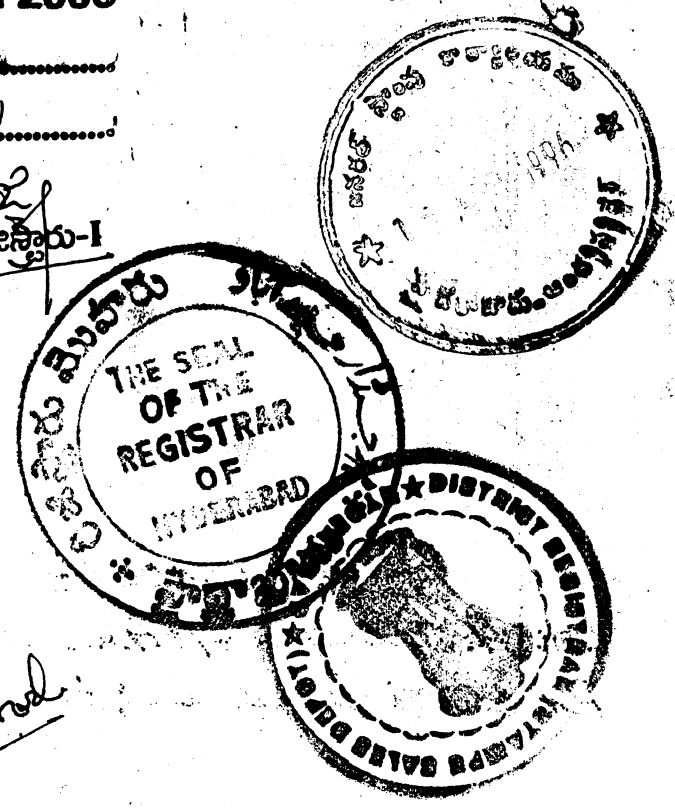
Ranhi Sehgal w/o Kanam Sehgal
Occupation: Business,
H.NO: 8-2-579/3,
Road NO: 8, Banjara Hills,
Hyderabad-34.



నిరూపించినది

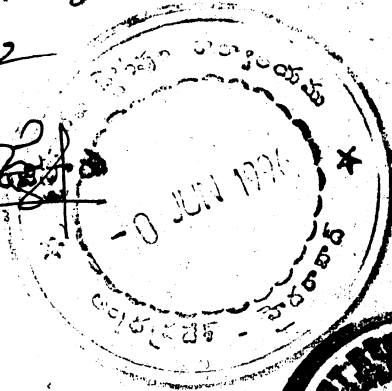
I.C. L. Narayana

Chakrathi prasad s/o a Krishnarath,
Occ: Business, H.NO: 8-1-80,
Shivaji Nagar, Secunderabad-3



1వ పుస్తకము... 1412... సం॥ 2006
 చస్తావేజుల మొత్తము కాగితముల సం॥ 3
 ... 12... కాగితముల పరుస సం॥ 2

తేదీ
 ఆదివారం



Endorsement Under Section 42 of Act II of 1893

No..... of 2005.....

I hereby certify that the proper/definite
 stamp duty of Rs. 375 (Rupees *Three hundred*
and Seventy five only)
 has been levied in respect of the instrument
 from Sri. *Satish Reddy*
 on the basis of the agreed Market Value
 consideration of Rs..... being higher
 than the consideration/agreed Market Value.

తేదీ
 Collector Under Indian Stamp Act
 Additional Sub-Registrar
 R. O. Hyderabad.

CERTIFICATE

The document has been scanned
 with the Identification No. 160.

I... 1412... of 2006

1వ పుస్తకము 2006 సం॥ (క. 4... 1928)

పు... 1412... నెంబరుగా రిజిస్టరు చేయబడి

స్కానింగు నిమిత్తం గుర్తింపు నెంబరు... 1407...

I... 1412... 2006 ఇవ్వడ మైనది.

2006 సం॥ *తేదీ* నెంబరు... చేది...

తేదీ
 ఆదివారం రిజిస్ట్రేరింగ్ ఆఫీసరు



SIGNATURE OF REGISTERING OFFICER

1వ ఫు సకము 1412 ... సం॥ 2005

వస్త్రావేజాల మొత్తము కాగితముల సంఖ్య

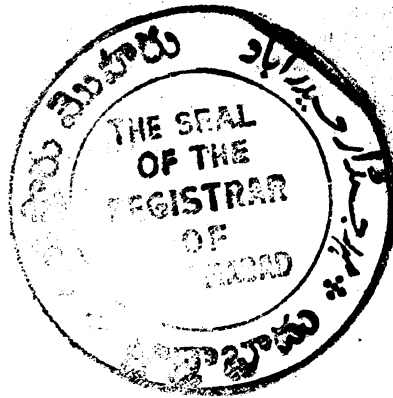
...12... ఈ కాగితముల వరుస సంఖ్య

దేవురెడ్డి
అడిమిపాద నంబ్



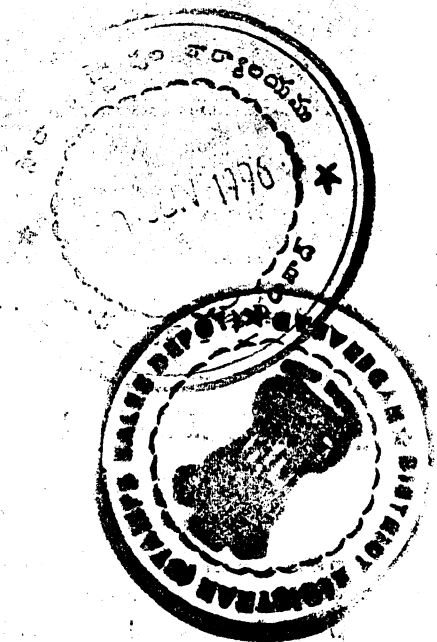
1వ పుస్తకము.....14/2..... సం॥ 2005
వస్తావేజుల మొత్తము కాగితముల సంఖ్య
.....12..... ఈ కాగితముల వరుస సంఖ్య 4.....

[Handwritten signature]
అధికారి నట్ రిజిస్ట్రార్



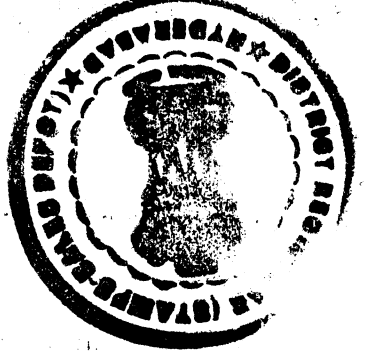
1వ పుస్తకము 14/2 నంబర్ 2004
 దస్తావేజుల మొత్తము కారితముల సంఖ్య
 12 ఈ కారితముల వరుస సంఖ్య 5.

(Signature)
 అధికారి నవ్వు

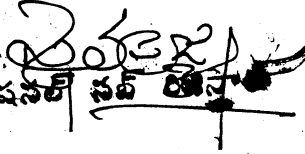


1వ పుస్తకము ... 14.12 ... సం॥ 2006
 దస్తావేజుల మొత్తము కాగితముల సంఖ్య
 ... 12 ... ఈ కాగితముల పరుస సంఖ్య 6

[Handwritten Signature]
 అడివిసర్ నవ్ శ్రీవారి



1వ పుస్తకము.....14/2... సం॥ 2004
దస్తావేజుల మొత్తము కాగితముల సంఖ్య
...12... ఈ కాగితముల పరుస సంఖ్య 7

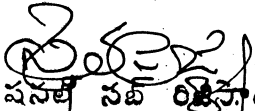

అధికారి నల్ల రామారావు



1వ పుస్తకము.....1412..... సం॥ 2002

దస్తావేజుల మొత్తము కాగితముల సంఖ్య

..12..ఈ కాగితముల వరుస సంఖ్య .. 2..

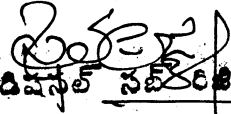

అడిషనల్ సబ్ రిజిస్ట్రార్

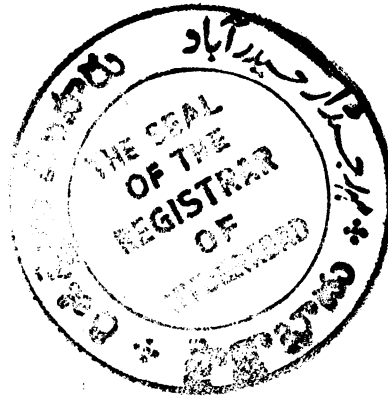


1వ పుస్తకము14/2..... సం॥ 200

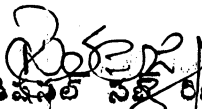
దస్తావేజుల మొత్తము కాగితముల సంఖ్య

72 ఈ కాగితముల వదుల సంఖ్య ...9...


అడిషన్ సర్కిలర్ సాధ



1వ పుస్తకము...14/12... సం॥ 2008
దస్తావేజుల మొత్తము కాగితముల సంఖ్య
...12...ఈ కాగితముల వరుస సంఖ్య.. 60.

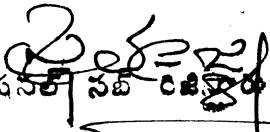

అధికారి నక్షా రిజిస్ట్రారు



1వ పుస్తకము...14/12... సం॥ 2000

దస్తావేజుల మొత్తము కాగితముల సంఖ్య

...12 ఈ కాగితముల వరుస సంఖ్య ...12


అడిషన్ల సబ్ రిజిస్ట్రార్

