

DUPLICATE

DOCT. NO. 1887/2017



తెలంగాణ తెలంగాణ TELANGANA

A 732015

ABDUL KABEER
STAMP VENDOR
Lic.No. 16-02-049/2013
Renewal Lic.No. 16-07-020/2016
Shop No. 2-4-685, Anjuman Masjid,
Sunder Nagar, Kachiguda, Hyderabad-27
Cell : 9346673506

Sl. No. 42 Date 17 MAY 2017
Sold to Nizar Ali S/o Bahadur Ali Aged.
For Whom M/s. Modi Builders

LEASE DEED

This Deed of Lease is made on this the 17th day of May 17, by and between:

M/s. MODI ENTERPRISES (owned by MODI BUILDERS METHODIST COMPLEX a partnership firm) having its office at at 5-4-187/3 & 4, Second floor, Soham Mansion, M. G. Road, Secunderabad – 500 003, represented by its partners/authorized representatives Shri Suresh Bajaj, son of Late Sri Parmanand Bajaj aged 63 years, R/o. 93, Prashasan Nagar, Road No. 15, Jubilee Hills, Hyderabad – 500 033 and Shri Soham Modi, S/o. Satish Modi aged 48 years, R/o. Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad.

(HEREINAFTER referred to as Lessor, which term shall mean and include all their heirs, successors, legal representatives, administrators, assigns, etc).

AND

Mr. Nizar Ali, S/o Mr. Bahadur Ali, Aged about 48 Years, Occupation Business: Resident of # 8-2-283/B/2, 1st Floor, Road No 03, Banjara Hills, Hyderabad, Telangana-500034.

(HEREINAFTER referred to as the Confirming Party, which term shall mean and include all their legal heirs, successors, legal representatives, administrators, assigns, etc).

[Signature]

NIZAR

[Signature]

MBH01

[Signature]

AND

Mr. Mehdi Mohmed Meghjani S/o Hassan Ali, Aged about 64 years, Occupation Business: Residence of 3-6-65/1 to 3, Flat No 101, Maitri Elegance, Basheer Bagh, Hyderabad, Telangana-500029.

(HEREINAFTER referred to as the Lessee, which term shall mean and include all their legal heirs, successors, legal representatives, administrators, assigns, etc).

- A. WHEREAS M/s. The Methodist Church in India are the Owners of premises bearing no. 5-9-189/190, situated at Chirag Ali Lane, Abids Road, Hyderabad, A.P.
- B. AND WHEREAS in pursuance of a registered deed of lease dated 19.4.1988, registered as Document No. 686-1990 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, Abids Road, Hyderabad.
- C. AND WHEREAS duly authenticated copy of the said registered lease deed dated 19.4.1988 is hereby furnished by the Lessor herein to the Lessee herein.
- D. AND WHEREAS M/s. The Methodist Church in India had also executed a Development Agreement in favour of the Lessor herein dated 9.1.1982 in pursuance of which the Lessor herein had a right to take up construction on the lease hold site.
- E. AND WHEREAS in pursuance of the said Development Agreement dated 9.1.1982, the Lessor herein has taken up and completed the construction by raising suitable structures thereon after obtaining sanction thereof from the Municipal Corporation of Hyderabad.
- F. AND WHEREAS the Lessor herein has represented that as per the Development Agreement dated 9.1.1982 and the registered lease deed dated 19.4.1988 executed by and between M/s. Methodist Church in India and the Lessor herein, the Lessor herein is authorized 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 premises (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.
- G. 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

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MEHDI ②

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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 rights to enjoy the premises they have contracted and in such an event, his / her / their obligation will be towards the Church, the Landlord / Owner.”.

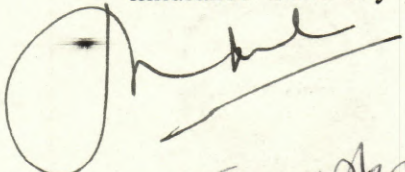
- ✓ H. And whereas the Confirming Party herein has taken a portion of aforesaid premises covered by the registered lease deed dated 19.4.1988 relating to an extent of about 150 sft of super built-up area on the lower ground floor which is in the nature of a shop. Whereas the Confirming Party was in the occupation of the said 150 sft of super built-up area on the lower ground floor for several years on a month to month tenancy and has been paying the rents to the Lessor regularly and the receipt of which is admitted and acknowledged by the Lessor. Whereas the Confirming Party has transferred the month to month tenancy of the above referred shop to the Lessee herein and the Lessee herein has been regularly paying rents to the Lessor herein. The Confirming Party has requested the Lessor to execute this registered lease deed in favour of the Lessee herein.
- I. And whereas the Lessee herein has already been put in possession of the said 150 sft of super built up area as a tenant of the Lessor herein and as a sub-tenant of M/s. The Methodist Church in India.
- J. And whereas the Lessee /Confirming Party have requested the Lessor to execute a registered lease deed in its favour for about 150 sft of super built-up area on the lower ground floor of the building known as Methodist Complex bearing no. 5-9-189/190 situated at Chirag Ali Lane, Abids Road, Hyderabad and herein after referred to as the said shop, The Lessor has agreed to execute a registered lease in favour of the Lessee on the terms and conditions given hereunder:

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 150 sft of super built up area, on the lower ground floor, in the building known as Methodist Complex, bearing no. 5-9-189/190 situated at Chirag Ali Lane, Abids Road, Hyderabad and which portion is the nature of a 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 said Shop.
2. The Lessor herein confirms that the Lessee herein is already in possession as a tenant / subtenant of the said 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 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

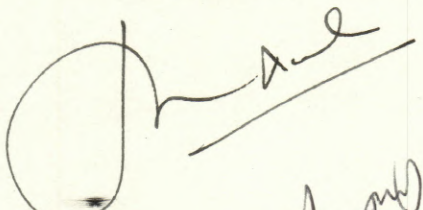
lease shall be terminated, except at the option of the Lessee herein, during the subsistence of the aforesaid period.

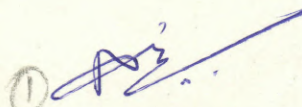
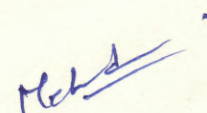
4. The Lessee herein has paid a sum of Rs. 75,000/- (Rupees Seventy Five Thousand only) as a refundable deposit to the Lessor herein which shall carry no interest whatsoever. The Lessor hereby admits and acknowledges the receipt of the refundable deposit from the Lessee.
5. During the subsistence of this lease, the Lessee herein shall be liable to pay a sum of Rs.300/- (Rupees three hundred 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. The next such increase shall fall due on 01.04.2018.
6. The Lessee herein shall be liable to pay proportionate share of maintenance charges to the Methodist Complex Tenants Association or any other body / firm / person the Lessor may so direct, towards the common facilities, amenities, accesses, water facility, etc., insofar as the said 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 leave and license the said shop or any part thereof for such consideration as the Lessee herein may consider proper and that 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. It is further agreed that in the event of such an assignment, transfer, etc. the refundable deposit of Rs. 75,000/- (Rupees Seventy Five Thousand only) shall automatically stand transferred to such assignee or transferee, etc.
9. It is agreed that the Lessee herein shall not use the said shop for any purpose which is illegal or prohibited by law or for such purpose which have been specifically prohibited under the registered lease deed dated 19.4.1988, nor the Lessee herein shall be entitled to cause any structural changes or damage to the said shop.
10. The Lessee herein shall also pay the municipal and other taxes payable for the said shop and other charges, if any, payable to any local authorities including the Municipal Corporation of Hyderabad. At present the property tax being paid by the Lessee for the said shop is Rs. 2,700/- pa.
11. It is agreed that in the event of non-payment of rent, the arrears shall carry interest at 12% 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 said shop peacefully without any let or hindrance from any person whatsoever and that the Lessor herein shall perform


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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 entrance to the building for egress/engress and all other amenities and conveniences available in the said complex.
14. 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 hindrance whatsoever.
15. The Confirming Party hereby confirms that they have no claim, right, title or interest of whatsoever nature against the Lessor or the said shop and all accounts with the Lessor are deemed to have been fully settled. The security deposit, if any, paid by the Confirming Party to the Lessor is deemed to be transferred in favour of the Lessee and the Confirming Party shall not make any claims on it herein after.
16. 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.
17. The expenses of stamp duty, registration charges and all incidental expenses for registration of this deed shall be borne by the Lessee in full.


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MEHDI ② 

SHOP 19

SCHEDULE OF PROPERTY

All that portion admeasuring about 150 Sft of super built up area, on the lower ground floor, bearing shop 19, in the building known as Methodist Complex, bearing No. 5-9-189/190, situated at Chirag Ali Lane, Abids Road, Hyderabad and which is marked in red in the plan annexed to this lease deed, and bounded on :

NORTH	:	Common Passage
SOUTH	:	Shop No 18
EAST	:	Common Passage
WEST	:	Shop No 20

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. Mangem

2.

Bhuvan

(Mr. Soham Modi)
Lessor

(Mr. Suresh Bajaj)
Lessor

NIZAR

① (Signature)
Lessee

②

MEHDI

②

(Signature)

REGISTRATION PLAN SHOWING SHOP NO.19 ON LOWER GROUND FLOOR

IN BUILDING KNOWN AS "METHODIST COMPLEX"

BEARING PERMISES NO. 5-9-189/190, SITUATED AT CHIRAG ALI LANE

ABIDS ROAD, HYDERABAD.

LESSOR: M/S. MODI ENTERPRISES, REPRESENTED BY ITS PARTNERS

1. SHRI. SURESH BAJAJ SON OF LATE SHRI. PARMANAND BAJAJ

2. SHRI. SOHAM MODI SON OF SHRI. SATISH MODI

LESSEE: 1. MR. MEHDI MOHMED MEGHJANI S/O HASSAN ALI

CONFIRMING PARTY: 1. MR. NIZAR ALI S/O MR. BAHADUR ALI

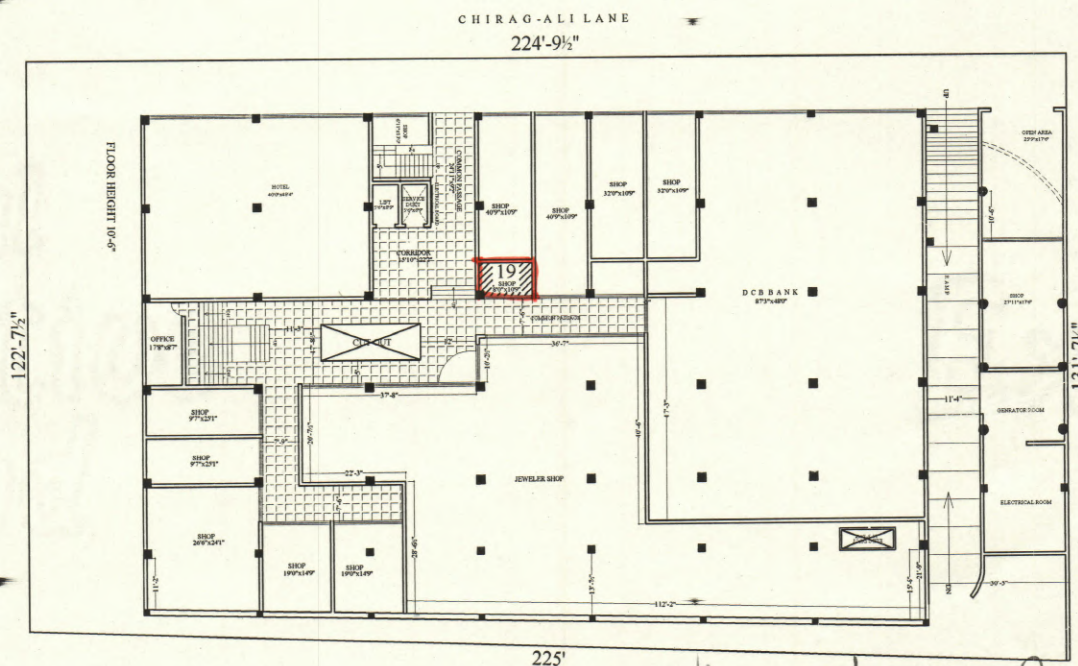
REFERENCE:
AREA:

SCALE:
SQ. YDS. OR

INCL:
SQ. MTRS.

EXCL:

Total Built-up Area = sft.
Out of U/S of Land = Ac. Gts.



WITNESSES:

1. *[Signature]*

2. *[Signature]*

[Signature]

[Signature]

SIGNATURE OF THE LESSOR

[Signature]

[Signature]

SIGNATURE OF THE LESSEE

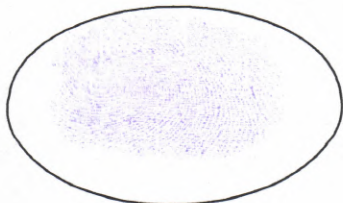
[Signature]

②

[Signature]

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

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
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LESSOR:

M/S. MODI ENTERPRISES (OWNED BY MODI BUILDERS METHODIST COMPLEX) A PARTNERSHIP FIRM) HAVING ITS OFFICE AT 5-4-187/3 & 4, 2ND FLOOR, SOHAM MANSION M. G. ROAD, SECUNDERABAD – 500 003
REP. BY ITS PARTNERS / AUTHORIZED REPRESENTATIVES

1. SHRI SURESH BAJAJ
S/O. LATE SRI PARMANAND BAJAJ
C/O. SHIVA SHAKTI ENTERPRISES
R. P. ROAD
SECUNDERABAD – 500 003



2. SHRI SOHAM MODI
S/O. LATE SATISH MODI
R/O. PLOT NO. 280
ROAD NO. 25
JUBILEE HILLS
HYDERABAD



SPA FOR PRESENTING DOCUMENTS VIDE DOC. NO. 36/BK-IV/2009 Dt: 30.03.2009:

MR. K. PRABHAKAR REDDY
S/O. MR. K. PADMA REDDY
(O). 5-4-187/3 & 4
II FLOOR, SOHAM MANSION
M.G. ROAD
SECUNDERABAD –500 003.

SIGNATURE OF WITNESSES:

1.

2.

SIGNATURE OF THE CONSENTING PARTY

SIGNATURE OF LESSOR

SIGNATURE(S) OF LESSEE)

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

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
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CONFIRMING PARTY:

MR. NIZAR ALI
S/O. MR. BAHADUR ALI
R/O. 8-2-283/B/1, 1ST FLOOR
ROAD NO. 03
BANJARA HILLS
HYDERABAD.



LESSEE:

MR. MEHDI MOHMED MEGHJANI
S/O. MR. HASSAN ALI
R/O. 3-6-65/1 TO 3
FLAT NO. 101,
MAITRI ELEGANCE
BASHEERBAGH
HYDERABAD.

SIGNATURE OF WITNESSES:

1.

2.

SIGNATURE OF THE CONSENTING PARTY

SIGNATURE OF LESSOR

SIGNATURE(S) OF LESSEE)

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
ABMPM6725H

नाम /NAME
SOHAM SATISH MODI

पिता का नाम /FATHER'S NAME
SATISH MANILAL MODI

जन्म तिथि /DATE OF BIRTH
18-10-1989

हस्ताक्षर /SIGNATURE

मुख्य आयकर अधिकारी, आंध्र प्रदेश
Chief Commissioner of Income-tax, Andhra Pradesh

INDIAN UNION DRIVING LICENCE
ANDHRA PRADESH

DRIVING LICENCE
663/HW/20020D

SURESH P. BAJAJ
P.M. BAJAJ
93, PRASHANTH NAGAR
ROAD NO. 15
JUBILEE HILLS
HYDERABAD

Signature

Issued on 02/02/2008

Authorizing Authority
RTA-HYDERABAD (V/2)

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

PRABHAKAR REDDY K
PADMA REDDY KANDI

15/01/1974
Permanent Account Number
AWSPP8104E

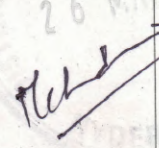
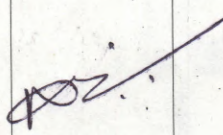
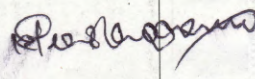
Signature

10/6/2008

Pranav

Presentation Endorsement:

Presented in the Office of the Joint SubRegistrar1, Hyderabad (R.O) along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 100/- paid between the hours of 1 and 2 on the 20th day of MAY, 2017 by Sri K.Prabhakar Reddy

Execution admitted by (Details of all Executants/Claimants under Sec 32A):					Signature/Ink Thumb Impression
SI No	Code	Thumb Impression	Photo	Address	
1	LE		 MEHDI MOHMED [1607-1-2017-19]	MEHDI MOHMED MEGHJANI S/O. HASSAN ALI 101,MAITRI ELEGANCE,BASHEERBAGH, HYDERABAD	
2	LR		 NIZAR ALI (CON [1607-1-2017-19]	NIZAR ALI (CONSENTING PARTY) S/O. BAHADUR ALI 8-2-283/B/2,B.HILLS.RD.NO.3, HYDERABAD	
3	LR		 SOHAM MODI REP [1607-1-2017-19]	SOHAM MODI REP BY SPA K.PRABHAKAR REDDY[RJM/S MODI ENTERPRISES @ MODI BUILDERS METHODIST COMPLEX	

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18872017 Sheet 1 of 10

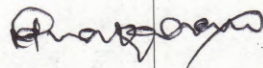
Joint SubRegistrar1
Hyderabad (R.O)



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Bk - 1, CS No 1938/2017 & Doct No
188712017 Joint SubRegistrar
Hyderabad (R.O)

4	LR	 [1607-1-2017-1938] SURESH BAJAJ REP BY SPA K.PRA	 SURESH BAJAJ RE [1607-1-2017-193	SURESH BAJAJ REP BY SPA K.PRABHAKAR REDDY[R]M/S MODI ENTERPRISES @ MODI BUILDERS METHODIST COMPLEX 

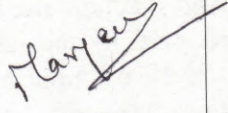
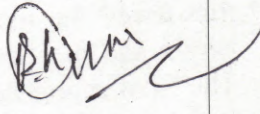


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Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 MARIAM::20/05/201 [1607-1-2017-1938]	MARIAM HYDERABAD	
2		 BAHADUR ALI::2 [1607-1-2017-19]	BAHADUR ALI HYDERABAD	

20th day of May,2017

Signature of Joint SubRegistrar1
Hyderabad (R.O)

Endorsement: Stamp Duty, Tranfer Duty, Registration Fee and User Charges are collected as below in respect of this Instrument.

Description of Fee/Duty	In the Form of						Total
	Stamp Papers	Challan u/S 41 of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	
Stamp Duty	100	0	1775	0	0	0	1875
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	100	0	0	0	100
User Charges	NA	0	150	0	0	0	150
Total	100	0	2025	0	0	0	2125

Rs. 1775/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 100/- towards Registration Fees on the chargeable value of Rs. 12500/- was paid by the party through E-Challan/BC/Pay Order No ,368IQN190517 dated ,20-MAY-17 of ,SBH/TULASI NAGAR HYDERABAD

E-Challan Details Received from Bank :

(1). AMOUNT PAID: Rs. 2025/-, DATE: 20-MAY-17, BANK NAME: SBH, BRANCH NAME: TULASI NAGAR HYDERABAD, BANK REFERENCE NO: 000453384,REMITTER NAME: PRABHAKAR REDDY K,EXECUTANT NAME: MODI ENTERPRISES,CLAIMANT NAME: MEHDI MOHMED MEGHJANI).

Date:

20th day of May,2017

Signature of Registering Officer
Hyderabad (R.O)



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1887/2017 Sheet 4 of 10

Joint SubRegistrar
Hyderabad (R.O)

CERTIFICATE OF REGISTRATION

Registered As Document No. 1887/2017
of Book and and
the Identification Number 1607

I- 1887/2017 20 for Scanning
On 20/5/2017

Registering
R.O., Hyderabad

Differences between the original and
Duplicate interlineations
Erasures, Corrections, Blanks in
this is Nil

Compared
By

Reader:

Reader:

Examiner:

Date 20/5/17

Joint Sub Registrar-I



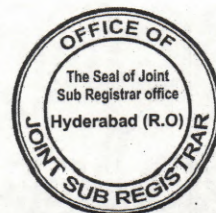
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Hyderabad (R.O)



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1887/2017 Joint SubRegistrar1
Hyderabad (R.O)



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1887/2017 Joint-SubRegistrar1
Hyderabad (R.O)



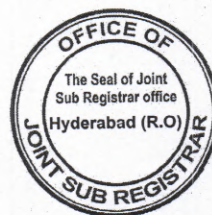
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Bk -1, CS No 1938/2017 & Doct No
1887/2017 Sheet 9 of 10 Joint SubRegistrar
Hyderabad (R.O)



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హీరో అలీ
Nizar Ali
బిల్డింగ్ నెం./DOB: 1968
పురుషుడు Male



6310 9325 1741

అధికారి - అధికారి - సామాన్య సేవల విభాగం



101891391
MOHAMED MEHDI
H NO-58-48472
CHIRAG ALI LANE
KAREEMA BAD HYDERABAD
ABIDS
HYDERABAD - 500001



Issued On: 15/10/2015

RTA-HYDERABAD-CZ



హీరో అలీ హసన్ అలీ మెగ్లని
Bahadur Ali Hassan Ali Meghlani
DOB: 01-02-1944
Gender: Male



9028 5044 6375

అధికారి - అంబా అంబా అంబా అంబా



మరియామ్ మెగ్లని
Mariam Meghlani
బిల్డింగ్ నెం./DOB: 17/09/1956 ✓
స్త్రీ / FEMALE



(Joint SubRegistrar)
Hyderabad (R.O)

BK CS No 1938/2017 & Doct No 7100/17887

Aadhaar-Aam Admi ka

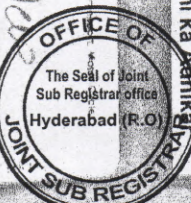
9384 0470 2408



హీరో అలీ, 5-8-494/10, కర్నూలు రోడ్, చిర్రాగ్ లేన్, నాంపల్లి, హైదరాబాద్ - 500001

Address:
S/O: Bahadur Ali, 5-8-494/10, Karmal colony chirrag all lane, Nampally, Hyderabad G.P. Hyderabad Andhra Pradesh, 500001

Aadhaar - Aam Admi ka Aadhaar



Non Transport
Date of Validity: 14.10.2020
Reference No: DLT 500923/816
Original LA: RTA-HYDERABAD-CZ
Date of First Issue: 06.11.1991
Date of Birth: 24.10.1953
Blood Group:

సామాన్య సేవల విభాగం ప్రాధికారం
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

5/0-హీరో అలీ, 5-8-494/10/2, చిర్రాగ్ అలీ లేన్, కర్నూలు రోడ్, నాంపల్లి, హైదరాబాద్ - 500001
Address:
S/O: Hassan Ali, 5-8-494/10/2, Chirag Ali Lane, Karmal colony, Nampally, Hyderabad G.P. Nampally, Hyderabad, Telangana, 500001



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500001

అధికారి - అంబా అంబా అంబా అంబా

Address:
W/O: Mariam Meghlani, H No 5-8-494/22, Karmal colony, Chirrag Ali Lane, Andhra Pradesh, Hyderabad - 500001
మరియామ్ మెగ్లని
బిల్డింగ్ నెం./DOB: 17/09/1956 ✓
స్త్రీ / FEMALE
అంబా అంబా అంబా అంబా
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