

S.S.No. ^{311/193} ~~1889~~ 93 C.C. No. ¹⁸⁸⁹ ~~1889~~ 93 (16) (3)

20 Rs.



S. No. 18358 Date 11/11/93 Rs. 20/-
Sold to Suresh Bajaj 3/1 pramanand H. Bajaj
For Whom self

Mohd. Ayooob
B.Com.,
Stamps Vendor

L.No. 27/88, R No 2/92
RICAB GUNJ, HYD-A.P.

AGREEMENT

This Agreement is executed on this the 1st day of September, 1993,
at HYDERABAD by and between:

MODI ENTERPRISES (Owned by MODI BUILDERS METHODIST
COMPLEX, A Partnership firm, having its Office at
1-10-72/2/3, at Begumpet, Hyderabad, and represented
by its partners SHRI SATISH MODI & SHRI SURESH BAJAJ.

hereinafter referred to as the party of the FIRST PART.

AND

Mrs. Zarina wife of Sirajali Lakhani Age 35 years,
resident of 10-B, Triveni complex, Abids Road, Hyderabad,

hereinafter referred to as the party of the SECOND PART.

The expressions party of the first part and party
of the second party shall, unless repugnant to the context,
include their respective heirs, legal representatives,
successors and assignees

WHEREAS:

A. The lessor is the sole tenant of a building complex
bearing the name METHODIST COMPLEX (the said Building)
situated at 5-0-180/00, Chirag Ali Lane, Abids, Hyderabad,
having got its rights of tenancy under an agreement,
registered as document No. 606/00 on 10-4-1988 with the
Registrar of Hyderabad, from the Methodist Church in India
(formerly the owners of the land which the building is
constructed. Satish Modi, Suresh Bajaj, Zarina

First Sheet of the 10th Sheet correction with
Coded....2.../....

:: 2 ::

B. Under the said agreement, the lessor has the right to transfer its rights of tenancy in the whole or any part of the building to any persons of their choice on such terms and conditions as it may deem fit and proper without requiring the giving of a notice to the owners or taking their permission to do so.

C. The Lessee was desirous of taking of lease a part of the said building and the lessor hereto agreed to do so for consideration and on the following terms and conditions.

WITNESSETH:

1. The Lessor has leased out and the lessee has taken on lease the premises bearing office No: 30/1, on the Lower Ground Floor in the said building admeasuring about 977 sq.ft. of built up area and described in detail on the schedule hereto, hereafter referred to as the leased premises.
2. The lease shall commence from 1st September, 1993.
3. The lessee shall pay to the lessor throughout the lease period by a way of consideration of the lease amount of Rs. 97-70 (Rupees Ninety seven and paise seventy only) per month for the leased premises.
4. The lease shall be for a period of 25 years renewable at the option of the LESSEE every 5 years at an increase in rent of 20% on the then existing rent, other terms remaining unaltered. In case the LESSEE does not intimate his decision to terminate this contract in writing six months before the expiry of the said period, the lease shall be deemed to have been automatically renewed at the terms and conditions mentioned herein.
5. The lessee shall use the premises for lawful commercial purpose only.

Satish Modi, Sunesh Bajaj, Zarina
Second sheet of the 10th Sheet correction nil

Contd...3...

1993-97-70

:: 3 ::

6. Besides the above mentioned rent payable the lessee shall be liable to bear and pay all taxes, cess, fees, charges, consequential and all other amounts that may be raised, levied, paid or payable to the Municipal Corporation of Hyderabad, or any other body, authority, government, semi-government or otherwise. The same shall be paid directly to the Corporation etc., or to the lessor, if it so desires, who shall pay the consolidated sums to the Corporation etc., in respect of the leased premises only.

7. The lease amount shall be paid by the lessee before the fifth day of each calendar month in advance to the lessor or his authorised agent.

8. The lessee shall permit the lessor and/or his agents to enter upon the property for inspection and examination of his authorised agent.

9. 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 premises 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 it 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 adverse effect the construction of the entire building or other occupier of the said building.

10. The lessee shall be liable to bear and pay the following:

Satish Modi, Sunesh Bajaj, Zarina —

Third Sheet of the 10th sheet correction will be4.....

:: 4 ::

a) repairs to the property (b) licence and other fees (c) Electricity charges (d) proportionate insurance charges for the insurance of the building and maintenance charges. In case the above cited payments including monthly regular payments in clause (3) and clause (7) are delayed the lessee shall be liable to pay interest at the rate of 30% p.a. on all such delayed payments. The lessor shall not be entitled to terminate the lease.

11. The lessee shall pay all stamp duty, registration charges and other charges, expenses etc., that may be incurred, if any with respect to this agreement and also such other deeds and documents that may have to be executed, or other acts and things that may have to be done in future in this regard.

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

13. The lessee shall be entitled to put up name boards relating to their business or profession only at the spaces designed by the lessor for these purposes and shall not put any sign boards on the exterior of the building.

14. The Lessee shall be entitled to use the common services of the building including the lifts, stair cases, 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.

Satish Modi, Smosh Bajaj, Zarina
Fourth Sheet of the 10th Sheet correction with ...5....

:: 5 ::

15. Subject to the fulfilment of all their obligations stated (8) herein the lessee shall be entitled to assign, transfer, sub-let and /or give on lease and licence (including succession on death), their rights stated herein such terms and conditions as the deemed fit to any person, so however that such transferee shall also be bound by the terms and conditions here of, for doing this, no further consent of the lessor or the owners shall be needed.

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

17. The lessor shall have the right to carry on further construction on or in the said building as also any extension or annexe there to 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.

Satish Modi, Sunash Bajaj, Zarina
fifth sheet of the 10th sheet correction nil.

.....6.....

:: 6 ::

18. All disputes, differences, and questions arising out of or in relation to or in any way concerning or touching this agreement, shall be referred to the arbitration, determination and award of two arbitrators, one to be appointed by each party, and such arbitration shall be at Hyderabad and the Arbitration shall be in accordance with the provisions of the Arbitration Act of 1940 or any other statutory modification thereof, and the obtaining of an award as a result of (17) such Arbitration shall be a condition precedent to the obtaining of any relief in any other Court of Law.

Satish Modi. Sunash Bajaj, Zarina _____

sixth sheet of the 10th sheet correction nil. ✓

.....7/.....

:: 7 ::

19. This agreement 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, Methodist Church in India, a Society Registered as Public Charities Trust under

Satish Modi, Suresh Bajaj, Zarina

Seventh Sheet of the 10th Sheet correction in (1)8/.....

:: 8 ::

Societies registration Act, and the Lessor, the Lessee performing his obligation stated herein this agreement shall continues to be in force and the Lessee shall have the rights to enjoy the premises the have contracted and in such an event their obligations will be towards the church, the landlord.

Satish Modi, Suresh Bajaj, Zarina
Eight Sheet of the 10th Sheet correction nil

.....%/.....

:: 9 ::

SCHEDULE OF THE PROPERTY

- - -

All the office No: 30/1, on the Lower Ground Floor, in METHODIST COMPLEX, Abids, Hyderabad, admeasuring about 977 square feet of built up area and bounded by:

EAST: Part of Methodist complex,
West: Shop No: 31
North: Shop No: 30/2,
South: Chirag Ali Lane.

WITNESSES: -

1. p.n. Somani
(p.n. Somani)
2. P. n. Hiranani

LESSOR.

1. Satish modi
 2. Suresh Bajaj.
- LESSOR. zarina.

Nineth Sheet of the 16th Sheet correction with

COPY of Document No: 2434 of 1993

Nine Stamps Rupees two thousand & two hundred only —
 In document inter lineations etc nil, in copy (1)(2)(3)(4)(5)(6)(7)(8)
 (9)(10)(11)(12)(13)(14)(15)(16)(17) erasures. D. prashanthi Kumar joint
 Sub Registrar. Copied by P. Srinivas. Examined by sd/ (Reader)
 P. Srinivas (Examiner) D. prashanthi Kumar joint Sub Registrar
 F/10-9-1993.

Tenth Sheet of the last sheet correction nil.

Total number of corrections in copy one.

Copy compared by: ~~Reader~~

Date: 12/11/93

(Reader)

(Examiner)

(True copy)

12/11/93

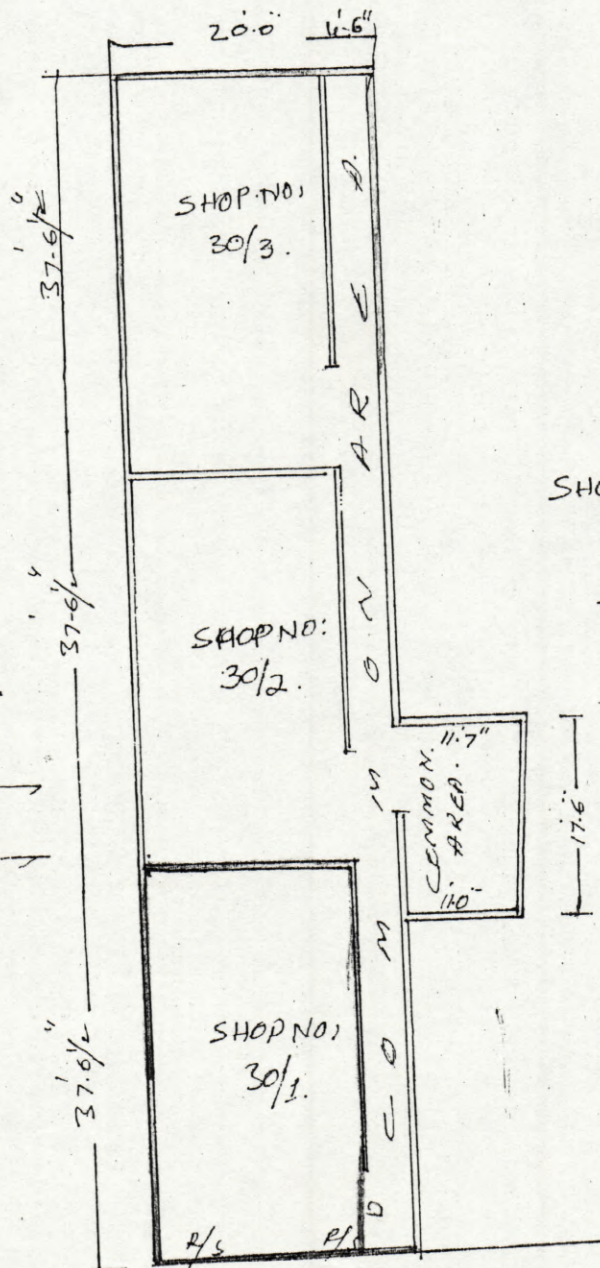
Office of the District Registrar
 HYDERABAD - 500 001.

Joint Sub Registrar - Mr.
 Registration Office, Hyd.



REGISTRATION PLAN OF SHOP NO:- 30//IN LOWER GROUND
FLOOR, ADMEASURING 97700. SQ. FT. INCLUDING COMMON AREA.
AT. METHODIST COMPLEX, ABID N. HYD-1.
LESSOR: M/S MODI ENTERPRISES

MRS. ZARINA LAKHANI
W/O S. LAKHANI



REFERENCE

- INCLUDED
- 3" WALL
- 9" WALL
- EXCLUDED

SHOP AREA = 750.00 SQ. FT.
SCALE = 1" = 16'0"

COMMON AREA = 226.20 SQ. FT.

TOTAL SHOP AREA = 97700.00 SQ. FT.

NOTE: COMMON AREA IS
ONLY FOR 30/1, 30/2,
& 30/3.

BOUNDRIES.

NORTH - SHOP NO. 30/2
SOUTH - CHIRAG ALILANE
EAST - COMMON AREA & PART OF
METHODIST COMPLEX
WEST - SHOP NO. 31.

WITNESSES

① Sd/-

② Sd/-

CHIRAG ALILANE

copy of plan correction

plan compared by
date 12/11/93

Sd/-

Sd/-

Signature of R. C. S. S. S.

DOCT NO: 2434 of 1993

copy of Endorsements and certificates.

1993 వ సం॥ సెప్టెంబరు నెల 1 వ తేది 1915 నాగ భాద్ర పంచమ సం॥ 10 వ తేది 1915 నాగ
మౌని 12 నంబల మధ్య క్షాత్ర బంధ 8 బళ్లకు కార్యలయము వీధి గల మౌ
ని 12 నంబల మధ్య - చెల్లించినది Satiish Modi వ్యవసాయ వస్తు దిస్తు కట్టినది. ఎ
డమ బిల్డుంగ్ వ్రాయ (గుర్తు) Satiish Modi s/o. Nomital C. Modi Builder R/o
1-10-72/2/3 Begumpet Hyderabad 50006 (2) ఎడమ బిల్డుంగ్ వ్రాయ (గుర్తు)
Suresh Bajaj s/o. Parmanand K. Bajaj s-1-32 R.P. Road Secunderabad
-3 (3) ఎడమ బిల్డుంగ్ వ్రాయ (గుర్తు) Zarina w/o. Sinajali K. Lakshmi House
wife 10 B Trilani Complex A bid Road. నిర్మాణం చేసినది: P.N. Somani (P.N.
Somani s/o. Noorali. Business. Flat No. 19 Rahimabad Coop Housing
society Warangal (2) Finoy Finoy s/o. Hakeeb Bhai Kurani. s-8-971/1
Chinagali Hyderabad-1./1993 వ సం॥ సెప్టెంబరు నెల 1 వ తేది 1915 నాగ
భాద్ర పంచమ సం॥ 10 వ తేది P. prashanthi. Kumar బంధం ఏ ఏ ఏ 8 బళ్లకు
1/1 వస్తు క్రయ 2045 వాక్యం 383 మంది 402 వస్తు క్రయ 1993 వ సం॥ 1915 నాగ
భాద్ర 2434 నిం బంధ 8 బళ్లకు చియ బడినది. 1993 వ సం॥ సెప్టెంబరు నెల 10
వ తేది 1915 నాగ భాద్ర పంచమ సం॥ 19 వ తేది P. prashanthi Kumar
బంధం ఏ ఏ ఏ 8 బళ్లకు 1 వ్రాద బంధ.

(SEAL)

First Sheet of the 10th Sheet correction one