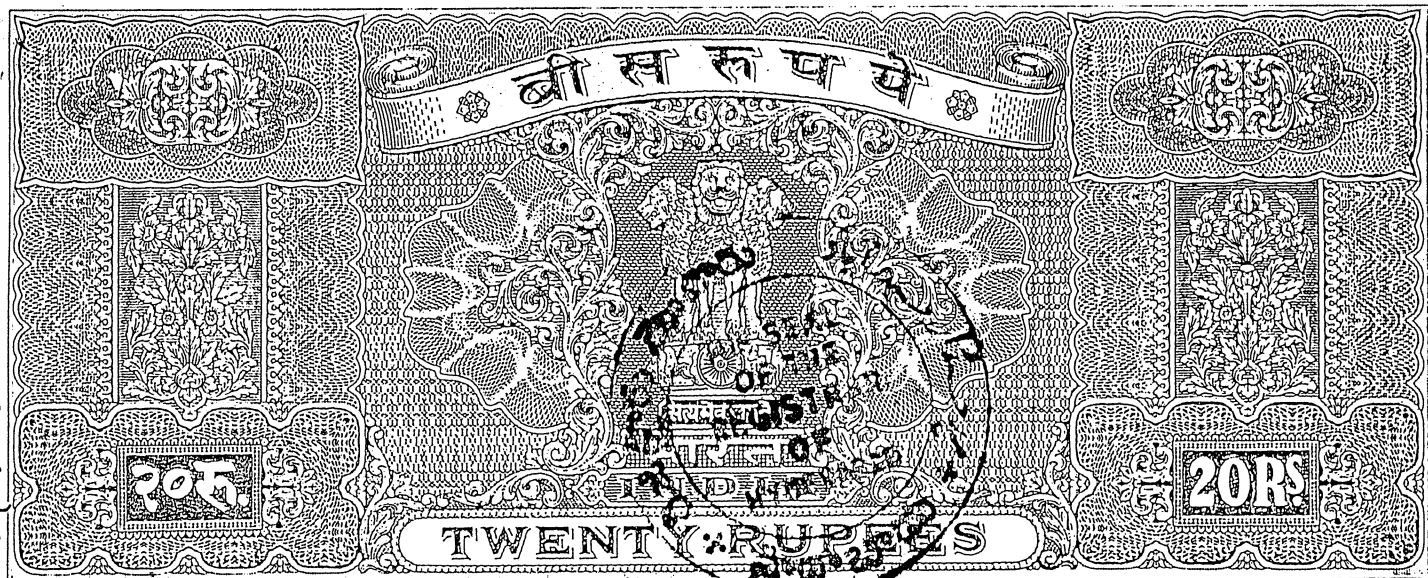


S. No. 3109/93 C No. 1887/93

153

20 Rs.



14  
2432/93  
up. 20/11

S. No. 18356 Date 11/11/93

Sold to: Suresh Bajaj, S. Pramanand H. Bajaj

For Whom: Self

Mohd. Ayood  
B.Com.,

Stamps Vendor

L.No. 27/88, R.No. 2/91  
RICAB GUNJ, HYD-A.P.

#### AGREEMENT

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

→ MODI ENTERPRISE (Owned by MODI BUILDERS METHUDIST COMPLEX) A Partnership firm, having, its office at 1-10-72/2/3, Begumpet, Hyderabad, and represented by its partners SHRI SATISH MODI & SHRI SURESH BAJAJ.

Hereinafter referred to as the party of the FIRST PARTY.

→ Mrs. Shehnaz, wife of Hamzedali Lakhani, aged 33 years, R/o 9A, Karimabad Co-operative Housing Society in Chirag Ali lane, Hyderabad.

Hereinafter referred to as the party of the SECOND PARTY.

#### WHEREAS:

A. The LESSOR is the sole tenant of a Building Complex bearing the name METHUDIST COMPLEX (the said building) situated at 5-9-189/90 Chirag Ali lane, Abids, Hyderabad, having a got its rights of tenancy under an agreement, registered as document No. 686/90 on 19-4-1988 with the Registrar of Hyderabad, from the METHUDIST CHURCH, in India (Owners) the owners of the land on which the building is constructed.

Satish Modi, Suresh Bajaj, Shehnaz Lakhani

First sheet of the 1st sheet correction with Contd.....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 of 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. 30/2, on the Lower Ground Floor in the said building admeasuring about 977 square Feet, of the built up area, and described in the detail in the Schedule hereto, hereafter referred to as the leased premises.

2. The lease shall commence from 1st September, 1993.

3. The lease shall pay to the lessor throughout the lease period by way of consideration of the lease on an 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.

Satish Modi, Suresh Bajaj, Shekhar H. Lachani -  
Second sheet of the 10th sheet correction with

5. The lease shall use the premises for lawful commercial purpose only.

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 fifty 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 the state and condition thereof.

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

*Third sheet of the 10th sheet correction nil*

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

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 Lesser 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 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 pay  
any sign boards on the exterior of the building.

*Fourth sheet of the 10th sheet collection mtd.*

Contd.....5.

14. The lease 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 thus direct or refuse the rain and help maintain the building in good working atmosphere.

15. Subject to the fulfilment of all their obligations stated 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 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 hereto, 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.

*Fifth Sheet of the 16th Sheet correction with*

Contd.....6.

17. The lessor shall have the right to carry on further construction or in the said building as also any execution or annexe thereto as and when they so desire and the lessee shall not object or create hindrance and shall extent all co-operation to the lessor thereof,

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 the Arbitration shall be in accordance with the provision of the Arbitration Act of 1940 or any other statutory modification thereof, and the obtaining of an award as a result of such Arbitration shall be condition precedent to the obtaining of any relief in any other Court of Law.

*Sixth Sheet after 10th Sheet correction will*

19. This Agreement shall be subject to the jurisdiction of the Courts at Hyderabad only.

20. If the leasee has fulfilled all his obligations stated herein, and continues to do so in future, the lessors shall not terminate the Lease.

21. In the event of cancellation of the tenancy agreement between the owners, Methodist Church in India, a Society.

*Seventh Sheet of the Tenth Sheet correct as written*

Contd.....8.

Registered as Public Charities Trust under societies Registration Act, and the Lessor, the lessee performing his objections stated herein, this Agreement shall continue to be in force and the leasee shall have the right to enjoy the premises they have contracted and in such an event, their obligations will be towards the Church, the landlord/owner.

*Eight Sheet after 10th Sheet correction will.*

Contd.....9.

SCHEDULE OF THE PROPERTY

All the office No.30/2, on the Lower Ground Floor in METHUDIST 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.30/3  
 SOUTH : Shop No.31/1.

WITNESSESH

Satish Modi  
 Suresh Bajaj  
 LESSOR:

1. P.N. Somani  
 (P.N. Somani)

Shahnaz H. Lalkhani  
 LESSEE:

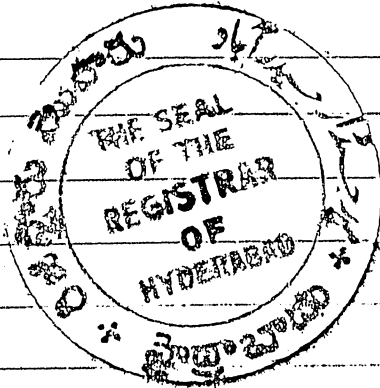
2. F.H. Mirani  
 (Feroz H. Mirani)

ninth sheet of the 6th sheet correction map

copy of document NO: 2432 of 1993

Nine Stamps Rupees two thousand two hundred only —  
 Endowment interlinea true & correct in copy C1, C2, C3, C4, C5, C6, C7, C8,  
 9, (10) clauses - D. Prashanthi Kumar Joint Sub Registrar T. Co.  
 Pined by P. Srinivas. Examined by Self - (Reader) P. Srinivas. (Exa-  
 miner) D. Prashanthi Kumar Joint Sub Registrar T. Co. 10-9-1993  
 Tenth Sheet of the last Sheet correction with  
 Total number of corrections in copy with  
 copy compared by ~~Wages~~ (Reader)  
 Date - 12/11/93 ~~Wages~~ (Examiner)

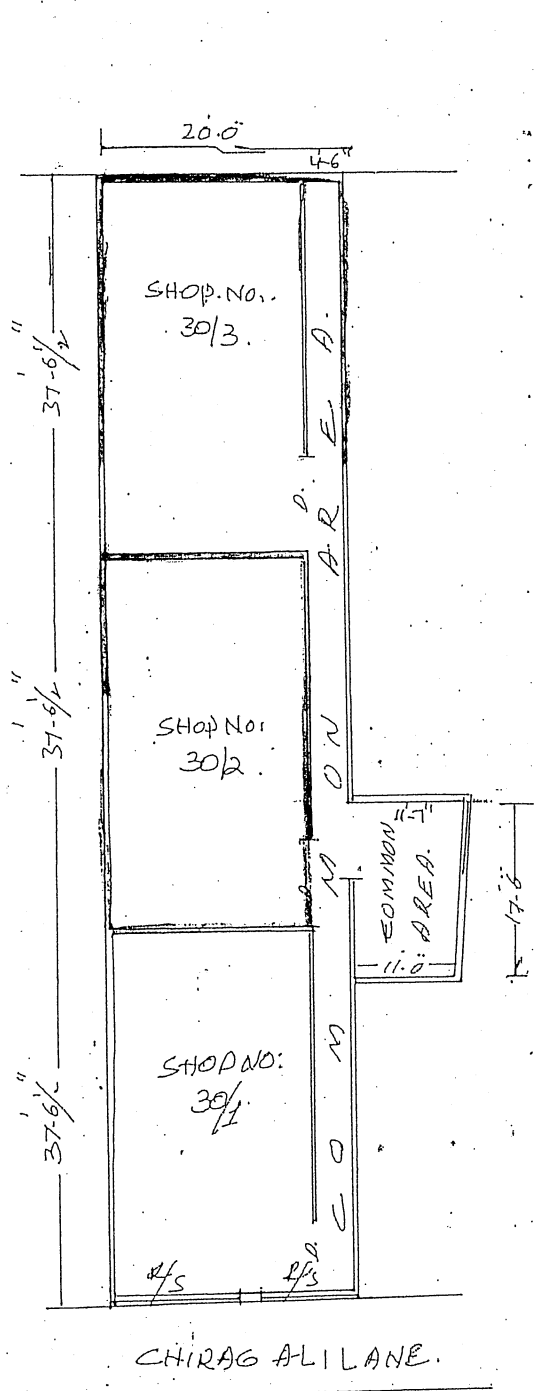
Office of the District Registrar  
 HYDERABAD - 500 001.



Joint Sub-Registrar - II,  
 Registration Office, Hyd.

(True copy)  
~~Wages~~

REGISTRATION PLAN OF SHOP NO:- 30/2 SITUATED IN LOWER  
GROUND FLOOR, ADMEASURING 977.00 SQ.FT. INCLUDING  
COMMON AREA, AT.. METHODIST COMPLEX, ABID. ROAD. HYD.-1.  
LESSOR: M/S : MODI ENTERPRISE. LESSEE: MRS. SHENAZ W/O  
MR. HAMEED ALI LAKHANI



REFERENCE:

- INCLUDED.
- EXCLUDED.
- 3" WALL.
- 9" WALL.
- SHOP AREA 750.80 SQ.FT.
- COMMON AREA - 226.20 SQ.FT.
- TOTAL SHOP AREA - 977.00 SQ.FT.
- SCALE: 1" = 16'-0"
- NOTE COMMON AREA IS ONLY FOR 30/1, 30/2 & 30/3.

BOUNDARY REFERENCE.

- NORTH - SHOP. NO. 30/3.
- SOUTH - SHOP NO. 30/1
- EAST - COMMON AREA & PART OF METHODIST COMPLEX.
- WEST - SHOP NO. 31.

WITNESSES

- ① Sd/-
- ② Sd/-

CHIRAG ALI LANE.

copy of plan connected with

Plan compared by  
Date: 12/11/93

(Reader)  
(Examining)

True copy  
Sd/-

Office of the Assistant Registrar  
HYDERABAD - 500 001

SIGNATURE OF LESSOR.

SIGNATURE OF LESSEE.

COPY OF ENDORSEMENTS AND CERTIFICATES.

First Sheet of the 10th sheet correction will