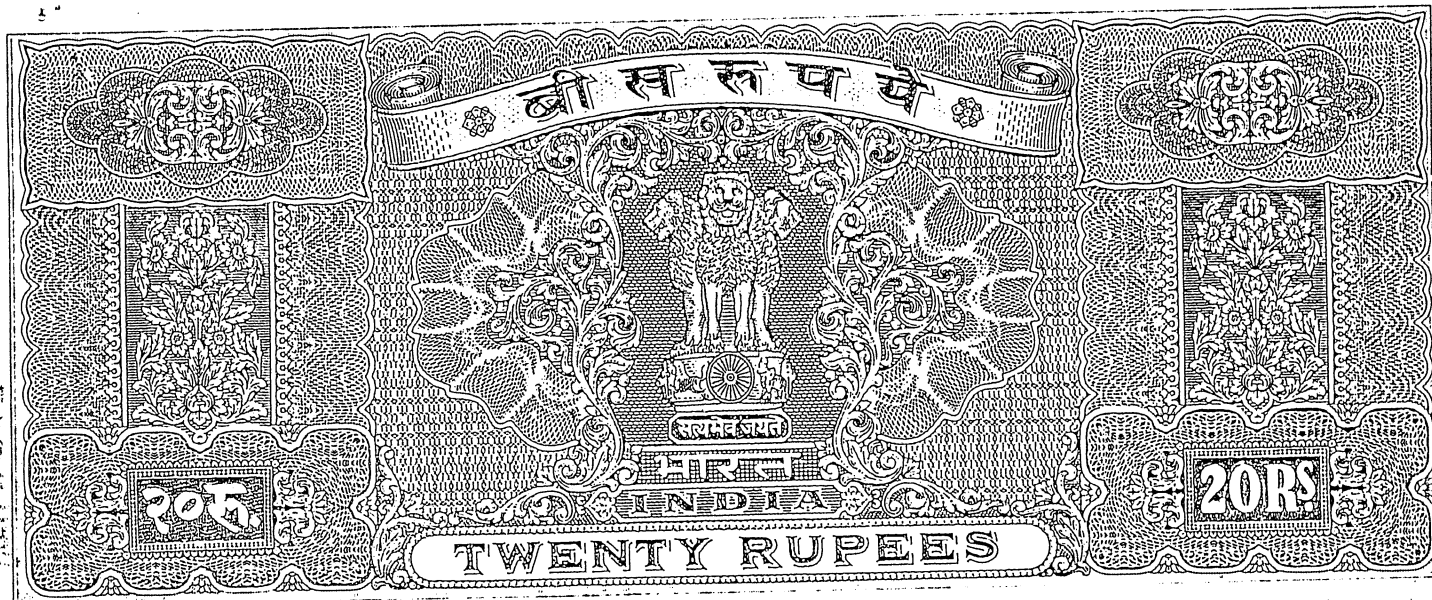


S. No. 3110/93 C.C. No. 1888/93 (17) (3)

20 Rs.



E. No. 18359, Date 11/11/91 No. 20/2

Sold to Suresh Bajaj, Shri Praman H. Bajaj

For Whom Sift

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, Begumpet, Hyderabad, and represented by its partners SHRI SATISH MODI & SHRI SURESH RAJAJ,

hereinafter referred to as the Party of the FIRST PART;

Mrs. Rafiq wife of Iqbal Ali, aged 31 years, r/o 9 E Triveni Complex, Abid Road, Hyderabad (A.P.)

hereinafter referred to as the Party of the SECOND PART.

The expressions party of the FIRST PART and party of the SECOND PART shall, unless repugnant to the context, include their respective heirs, legal representatives, successors and assignees.

WHEREAS:

A. The DEE602 is the sole tenant of a building complex bearing the name METHODIST COMPLEX (the said building) situated at 5-2-180/80, Chirag Ali Lane, Abids, Hyderabad, having got its rights of tenancy under an Agreement, registered as document No. 686/80, on 10-4-1980 with the Registrar of Hyderabad, from the Methodist Church in India, (Owners) the owners of the land on which the building is constructed.

Satish Modi, Suresh Bajaj, Rafiq I. Lakhani

First Sheet of the 10th Sheet connection with 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 the lease the premises bearing OFFICE No.30/3 on the Lower Ground Floor in the said building admeasuring about 977 Square Feet of 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

1993.

3. The Lease shall pay to the Lessor throughout the lease period by way of consideration of the lease of an amount of Rs. 97.70 Ps. (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 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, Sunash Bajaj, Rafiqul Lakhanvi

Concord Sheet of the 10th Sheet Connection with

3

5. The lessee 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 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 the state and consideration thereof.

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 is 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 adversely effect the construction of the entire building or other occupiers of the said building.

Satish Modi, Suresh Bajaj, Rofiqul I. Lalkhani

Third Sheet of the 10th Sheet correction m/s4.....

:: 4 ::

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 for 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 the name Boards relating to their business or profession only at the spaces designated by the lessor for these purposes and shall not put any sign boards on the exterior of the building.

Satish Modi, Suresh Bajaj, Rajendra I. Lalchani.
Fourth Sheet of the 10th Sheet corrected and signed.

:: 5 ::

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.

15. Subject to the fulfilment of all their obligations stated therein the lessee shall be entitled to assign, transfer, sub-let, and/or give on leave 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 hereof, for doing this, no further consent of the lessor or the owners shall be needed.

Satish Modi, Suresh Bajaj, Rafiqat. Lafchani
fifth sheet of the 10th sheet correction will

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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 thereto 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.

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

Sixth Sheet of the 10th Sheet correction will

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an award as a result of such Arbitration shall be a condition precedent to the obtaining of any relief in any other court of Law.

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 terminated the lease.

Seventh Sheet of the 10th Sheet Connection will.

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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 Societies Registration Act, and the Lessor, the lessee performing his obligations stated herein, this agreement shall continue to be in force and the lessee 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 of the 10th sheet correction will

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11 9 11

SCHEDULE OF THE PROPERTY

- - - -

All the Office No.30/3, on the Lower Ground Floor 
in METHODIST COMPLEX, Abids, Hyderabad (A.P.) admeasuring
about 977 Square Feet of built up area and bounded by:

EAST : Party of Methodist Complex;
West : Party of Methodist Complex;
North: Part of Methodist Complex;
South: Shop No. 30/2.

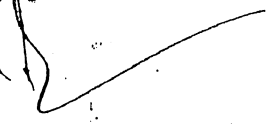
WITNESSES:

1. p.N. Somani
(p.N. Somani)

2. F.H. Mirani
Firoz H. Mirani

Satish Modi
Suresh Bajaj
LESSOR

Rafiq I. Lalkhani.
LESSEE.

ninth sheet of the 10th sheet correction will 

Copy of Document NO: 2433 of 1993.

Nine Stamps Rupees two thousand two hundred only
 In document interlineations etc nil. in copy (1) (2) (3) (4) (5)
 (6) (7) (8) (9) (10) erasures. D. Prashanthi Kumar Joint Sub Re-
 gistrar I copied by P. Srinivas Examined by Sd/- (Reader)
 P. Srinivas (Examiner) D. Prashanthi Kumar Joint Sub Re-
 gistrar I. 10-9-1993

Tenth sheet of the last sheet correction nil

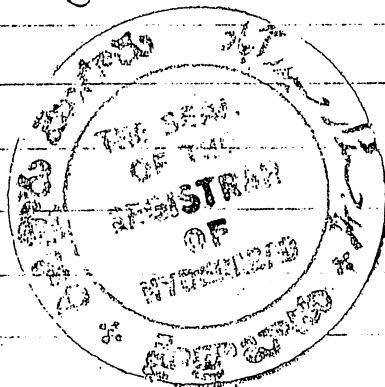
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Copy compared by

Date 12/11/93

(Reader)
 (Examiner)

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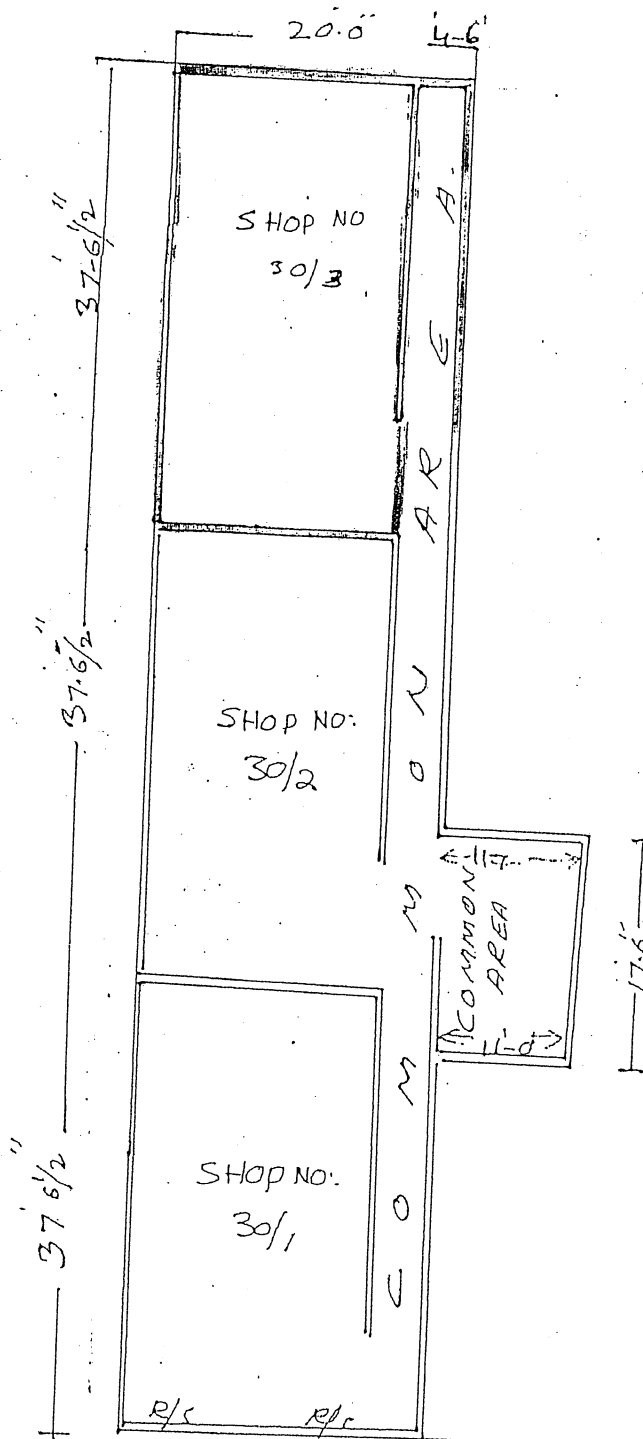


12/11/93

REGISTRATION PLAN OF SHOP NO: 30/3 SITUATED IN
 LOWER GROUND FLOOR ADMEDSORING 977.00 SQ. FT. INCLUDING
 COMMON AREA. AT. METHODIST. COMPLEX ABID ROAD HYD-1

LESSOR - M/S MODI ENTERPRISE

LESSEE: MRS. RAFIQA W/O
 IQBAL LAKHANI



REFERENCE

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

SHOP AREA = 750.50 SQ. FT.

COMMON AREA = 220.20 SQ. FT.

SCALE = 1" = 16.0'

TOTAL SHOP AREA = 977.00 SQ. FT.

D = DOOR.

R/S = ROLLING SHUTTER

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

BOUNDARIES

NORTH: DRIVE WAY, PART OF
 METHODIST COMPLEX

SOUTH: SHOP NO. 30/2.

EAST: COMMON AREA & PART
 OF METHODIST COMPLEX

WEST: SHOP NO. 31.

METHODIST COMPLEX

WITNESSES:

① Sd/-

② Sd/-

Doc No: 2433 of 1993

Copy of Endorsements and certificates

1993 వ. సం. సెప్టెంబరు నెల 15 తేదీ 1915 నా. భద్ర పదమంసం 10 వ తేదీ ప. శంకర్
మరియు 12 గంటల మధ్య ప్రాత్ర బాద 8. జి. ప్రభు. కు. తంజావూరు లోని దామల చెరువు
కు ప. మ. కు. 457/- చెల్లింపబడి, Satish modi వ్రాసిన జ్ఞాపకాన్ని
దీ ఎ. మ. బాటవడై ల(కురు) Satish modi S/O Monilal C Modi Builder
R/O 1-10-72/2/3 Begumpet Hyderabad 500016 (2) ఎ. మ. బాటవడై
ల(కురు) Suresh Bajaj S/O Parmanandh Bajaj. S-1-32 R.P. Road
Secunderabad-3 (3) ఎ. మ. బాటవడై ల(కురు) Rajgopal Lachmani wife of
Iqbal Housewife R/O Trivani Complex Abid Road Hyderabad
దీనిని పంపిస్తూ P.N. Somani (P.N. Somani) S/O Nandali Flat No. 19 Rahi-
mahad coop Housing Society Warangal (Business) (2) Finoy (Finoy)
S/O Habeeb Bhaiyumi S-8-51/1 Chinagali Lane Hyderabad-1. 1993
వ. సం. సెప్టెంబరు నెల 15 తేదీ 1915 నా. భద్ర పదమంసం 10 వ తేదీ, D. prashanthi
Kumar మంబం పేరిట జి. ప్రభు. కు. I. I. వ. ప్ర. క. మ. 2045 వార్డు 363 కుం. 382
పు. ల. 1993 వ. సం. 1915 నా. భ. 2433 నెంబరు 8 జి. ప్రభు. కు. చా. బ. 2433
1993 వ. సం. సెప్టెంబరు నెల 10 వ తేదీ 1915 నా. భ. పదమంసం 19 వ తేదీ D. pr-
shanthi Kumar మంబం పేరిట జి. ప్రభు. కు. I. I. వ. ప్ర. క. మ. 2045 వార్డు 363 కుం. 382
పు. ల. 1993 వ. సం. 1915 నా. భ. 2433 నెంబరు 8 జి. ప్రభు. కు. చా. బ. 2433

First Sheet of the 10th Sheet connection with

SEAL