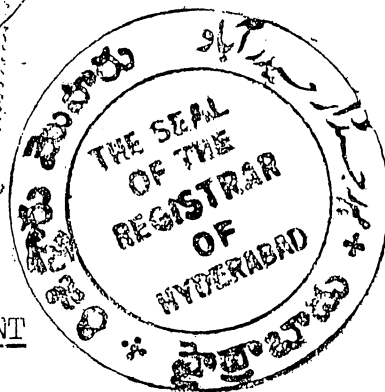


88m. 3107/93 CC No. 1885/93



10 NOV 1993

LEASE AGREEMENT



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

MESSRS MODI ENTERPRISES (Owned by Messrs 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 & SURESH BAJAJ.

Hereinafter referred to as the party of the FIRST PART.

A N D

ANWAR H. VIRANI S/o Habib Virani, aged 45 years, Occupation Business, R/o Flat No. 98, Karimabad Coop. Housing Society, Chirag Ali, Lane, Hyderabad-500 001.

Hereinafter referred to as the party of the SECOND PARTY.

Satish Modi,

Suresh Bajaj

LESSOR

Anwar H. Virani

LESSEE

First Sheet of the 10th Sheet correction nil

Contd..2

The expression 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 LESSOR is the sole tenant of a building complex bearing the name METHODIST COMPLEX (the said building) situated at 5-9-189/90, Chirag Ali Lane, Abids, Hyderabad havinf got its rights of tenancy under an agreement, registered as document No.686/90 on 19.4.88 with the registrar for Hyderabad, from the Methodist Church in India, (Owners) the owners of the la-nd on which the building is constructed.

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 on lease a part of the said building and the lessor hereto agreed to do so for cobsideration and on the following terms and conditions;

Satish Modi

Suresh Bajaj

LESSOR

Anwar H. Mirani

LESSEE

Second Sheet of the 10th Sheet correction n.d.

WITNESSETH:

1. The lessor has leased out and the lessee has ~~✓~~ taken on lease the premises bearing OFFICE No. 31 on the lower ground floor in the said building admeasuring about 662 Sq.ft. of super built up area, and described in detail in the schedule hereto, hereafter referred to as the leased premises.

2. The lease shall commence from 1st day of September, ~~✓~~ 1993.

3. The leasee shall pay to the lessor through out the lease periof by way of consideration of the lease an amount of Rs.165/- (Rupees One hundred and sixty five 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, at an increase in rent of 20% every 5 years 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 including this clause for renewal.

Salish Modi

Suresh Bajaj

Anwar H. Mirani

LESSOR

LESSEE

Third Sheet of the 10th Sheet connection with ~~✓~~

1993 - 165

98 - 198

2003 - 238

2008 - 281

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 respected of the leased premises only.

7. The lease amount shall be paid by the lessee before the fifth day of each calender 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 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 occupiers of the said building, but is entitled to make such additions

Satisfy Modi.

Suresh Bajaj

LESSOR

Anura H. Wani

LESSOR

Fourth Sheet of the 10th Sheet correction will

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 affect the construction of the entire building or other occupiers of the said building.

10. The lessee shall be liable to wear 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 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 in future in this regard.

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

Eight Sheet of the 10th sheet correction will

LESSOR

LESSEE

13. The lessee shall be entitled to t put up name boards relating to their business or profession only at the spaces designated by the lessor o 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, staircases. 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 herein the, lessee shall be entitled to assign, transfr, 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.

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

Sixth Sheet of the 10th Sheet Correction will

LESSOR

LESSEE

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

Seventh Sheet of the 10th Sheet correction will

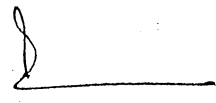
LESSOR

LESSEE

Contd..8

19. This agreement shall be subject to the jurisdiction of the court at Hyderabad only.

20. In the event of cancellation of the tenancy agreement between the owners, Methodist Church in India, successors of and formerly known as Methodist Church in South Asia, 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 

LESSOR

LESSEE

Contd..9

SCHEDULE OF THE PROPERTY

All the Office No.31 on the lower ground floor in METHODIST COMPLEX, Abids, Hyderabad, admeasuring about 662 Sq.ft of super built up area and bounded by:-

EAST : Shop No.30.
WEST : Shop No.31/1.
NORTH : Shop No.31/2.
SOUTH : Chirag Ali Lane,

WITNESSES:

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

2. Hussain Ali H. Lakhani
(Hussain Ali H. Lakhani)

LESSORS

1. Satis Modi
2. Suresh Bajaj

LESSEE

Anwar H. Wajid.

File with Sheet of the 10th Sheet correction will.

Copy of Document NO. 2430 of 1993

Nine Stamps Rupees Three thousand seven hundred only —
 In document (a) erasure in copy (1) (2) (3) (4) (5) (6) (7) (8) (9) (10)
 (11) (12) (13) (14) (15) (16) (17) (18) (19) erasures. D. Prashanthi Kumar
 Joint Sub Registrar. copied by M. Ahmed. Examined by
 SD/- (Reader) M. Ahmed (Examiner) D. Prashanthi Kumar
 Joint Sub Registrar 10-9-1993.

Tenth sheet of the last sheet correction in copy
 Total number of corrections in copy Three.

copy compared by }
 Date 1-12-11/93 }

(Reader)

(True copy)

(Reader)

(Examiner)

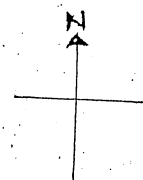
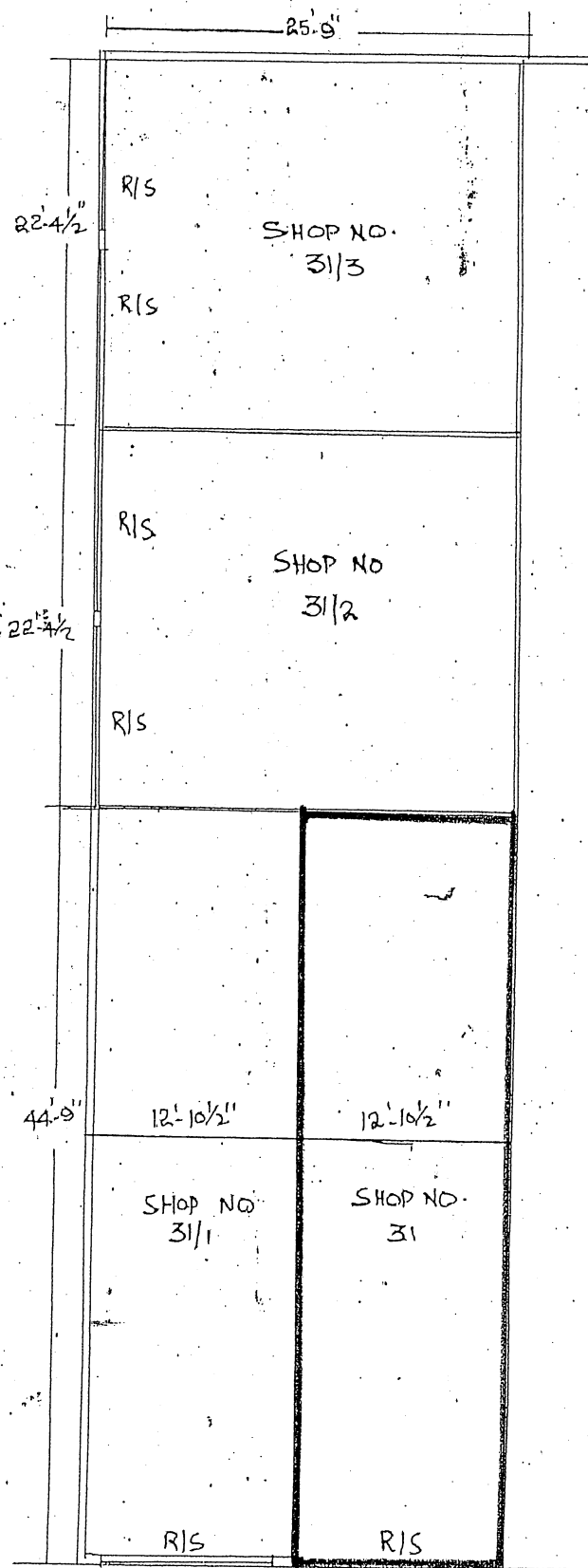
Office of the District Registrar,
 HYDERABAD - 500 001.



12/11/93
 District Registrar and
 Registration Officer, Hyderabad.

REGISTRATION PLAN OF SHOP NO. 31 SITUATED IN LOWER GROUND
 ADMEASURING 576 SQ. FT. AT. METHODIST COMPLEX ABID ROAD HYD-1
 LESSOR M/S. MODY ENTERPRISE

LESSEE: ANWAR H. VIRANI S/O
 HABIB VIRANI
 RES: FLAT NO. 98
 KAMIMABAD CO-OP. HOUSING
 SOCIETY CHIRAGALI LANE
 HYD-1



REFERENCE

- ☒ INCLUDED
- ☐ EXCLUDED

SCALE = 1" = 10' 0"
 AREA = 576.00 SQ. FT.
 R/S = ROLLING SHUTTER

copy of plan containing...
 plan compared by...
 (Reader)
 (Examiner)
 1/1/2021

BOUNDRIES

NORTH - SHOP NO 31/2
 SOUTH - CHIRAGALI LANE
 EAST - SHOP NO 30
 WEST - SHOP NO 31/1

WITNESSES

① sd/-
 ② sd/-
sd/-
sd/-

SIGNATURE OF LESSOR

CHIRAGALI LANE ROAD

SIGNATURE OF LESSEE

