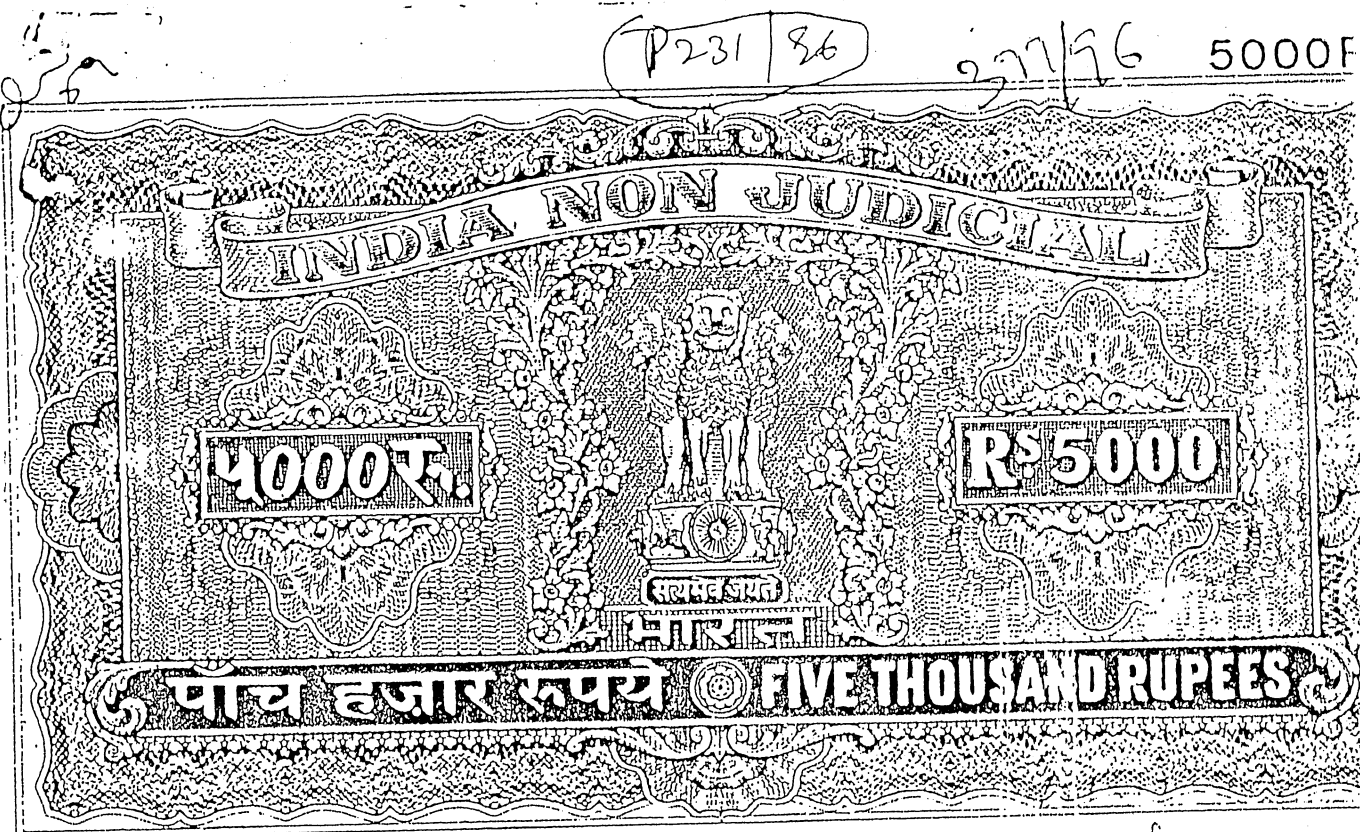




S No. 15268 Date 30/11/96 Rs. 5000/-

WITTO TO 12-01-1996

WITTO TO 12-01-1996

Sub-Registrar/Superintendent
Ex-Officio Stamp Vendor
Stamp Sales Depot,
High Court of Andhra Pradesh
Hyderabad.

LEASE DEED.

This Deed of Lease is made on this the 7th day
of February, 1996., by and between:-

1. Sri Satish Modi son of Sri Manilal Modi, aged 48 years, occupation business - partner representing MODI ENTERPRISES (owned by MODI BUILDERS METHODIST COMPLEX) a partnership firm having its office at 1-10-72/2/3, Begumpet, Hyderabad.
2. Sri Suresh Bajaj son of Sri Parmanand Bajaj aged years, occupation business, Partner representing MODI ENTERPRISES (owned by MODI BUILDERS METHODIST COMPLEX) a partnership firm having its office at 1-10-72/2/3, Begumpet, Hyderabad.

(HEREINAFTER referred to as LESSOR, which term shall

U4F
Sharma 2
BQA 750

5000R



No. 15267 Date 30/11/91 R. 5000/-

Sold to 14/9/91 11/9/91 11/9/91

Whom 14/9/91 11/9/91 11/9/91

Sub-Registrar/Superintendent
Ex-Officio Stamp Vendor
Stamp Sales Depot
High Court of Andhra Pradesh
Hyderabad.

:- 2 -:

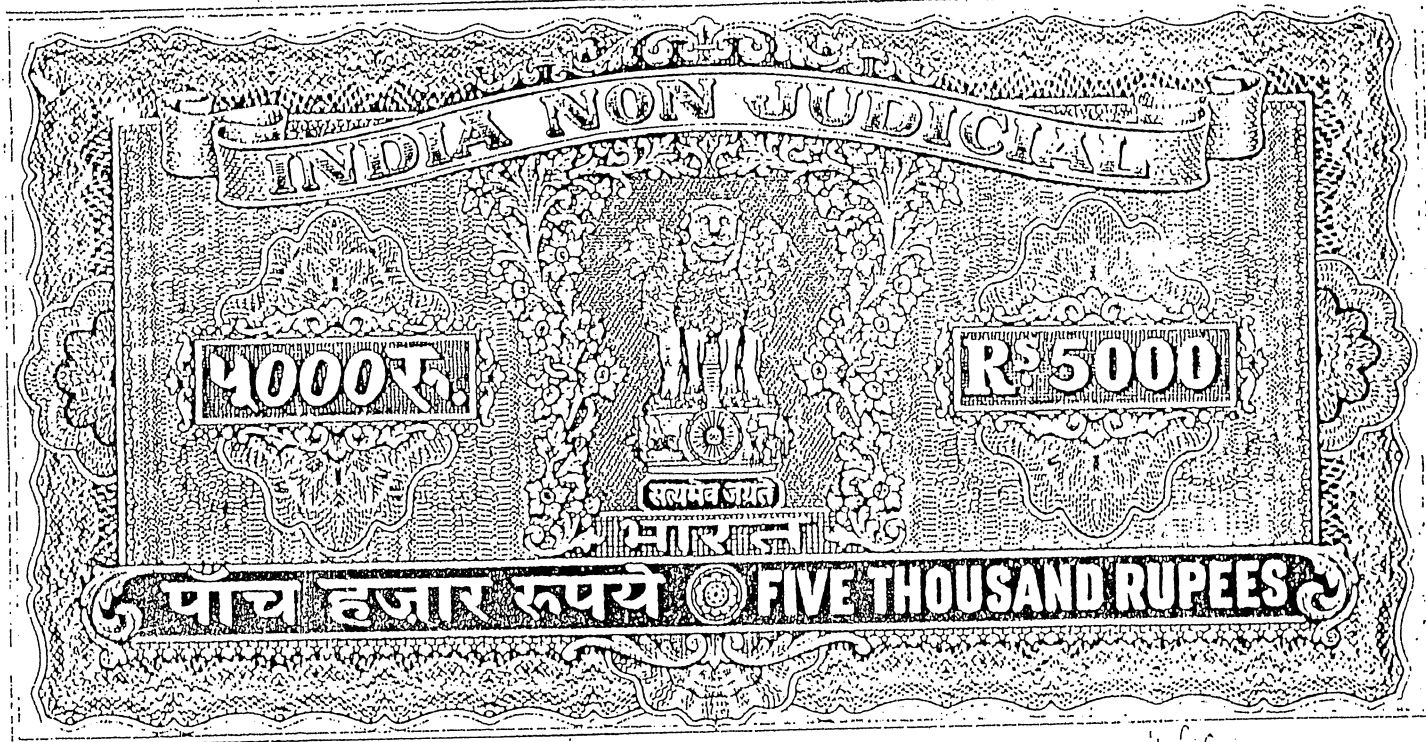
Sri Karan Vir Sehgal, representing the HUF,
3-5-1086, Jaiswal Road, Narayanguda, Hyderabad.

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

WHEREAS M/s The Methodist Church in India are the owners of premises bearing No. 5-9-189/190, situated at Chirag Ali Lane, Abid Road, Hyderabad, A.P.

AND WHEREAS in pursuance of a registered deed of lease dated 19.4.1988, registered as Document No. P/465 of 1988 before Sub-Registrar, Narayanguda, 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.

5000 Rs.



52-66 Date 30/11/91 R. S. G. C. C. / -

120700-61 7-2-61 (H. G. P.)

room... Sr. 6a ... S/O Shm, T-R, Se-hyal

Sub-Registrar/Superintendent,
Ex-Officio Stamp Vendor
Stamp Sales Depot,
High Court of Andhra Pradesh
Hyderabad.

:- 3 -:

of land out of the premises bearing No. 5-9-189/190 situated at Chirag Ali Lane, Abid Road, Hyderabad;

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;

AND WHEREAS M/s. The Methodist Church in India had also executed a development agreement in favour of the LESSOR herein dated 9.1.1981 in pursuance of which the LESSOR herein had a right to take up construction on the leasehold site;

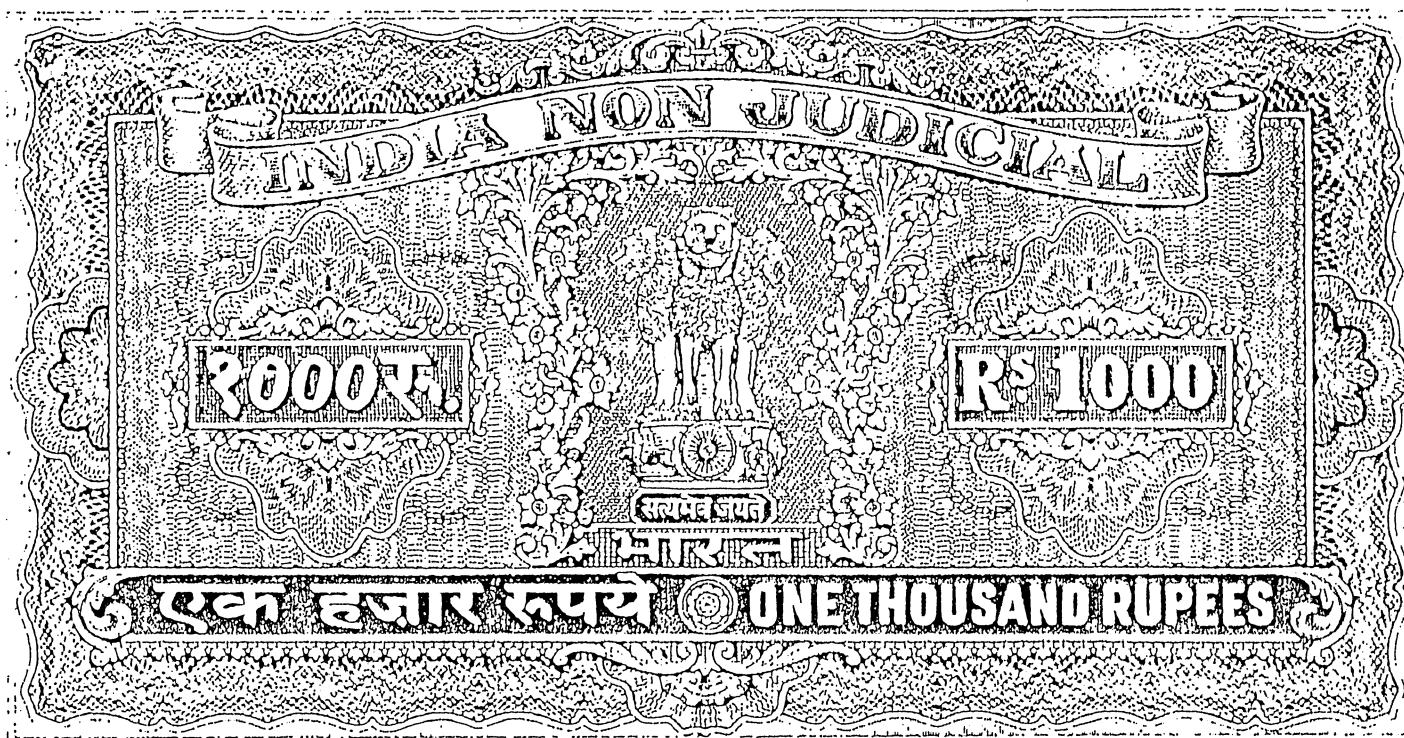
AND WHEREAS in pursuance of the said development agreement dated 9.1.1981, the LESSOR herein has taken up and completed the construction by raising suitable structures thereon after obtaining sanction therefor from the Municipal Corporation of Hyderabad;

Satisfy make

Shirley Boyd

Contd....4.

1000Rs.



No. 15269 dated 30/11/91 1000/-

to Mr. K. S. Srinivasulu Reddy

of Mr. Srinivasulu Reddy, 360 Street R. Nagar, Hyderabad.

For Mr. K. S. Srinivasulu Reddy

to-Registrar/Superintendent
Ex-Officio Stamp Vendor
Stamp Sales Depot,
High Court of Andhra Pradesh
Hyderabad.

: - 4 - :

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. The Methodist Church in India and the LESSOR herein, the LESSOR herein is authorised 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 (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;

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

1000Rs.



15-7-2000 24/11/21. 1577/-

15-7-2000 24/11/21. 1577/-

366

Sto. Shri T. R. Subramanian

Sto. Shri T. R. Subramanian

Sto-Registrar/Superintendent
Ex-Officio Stamp Vendor
Stamp Sales Depot.
High Court of Andhra Pradesh
Hyderabad.

:- 5 :-

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

AND WHEREAS the LESSEE herein has been desirous of taking a portion of the aforesaid premises covered by the registered lease deed dated 19.4.1988 relating to an extent of 750 sq.ft. of built up area from the upper ground

1000Rs.



S. No. 15271 Date: 30/11/91 Rs. 1000/-

Sold to: [Signature] 11/11/91

For: [Signature] 11/11/91

Sub-Registrar/Superintendent
Ex-Officio Stamp Vendor
Stamp Sales Depot
High Court of Andhra Pradesh
Hyderabad.

-- 6 --

AND WHEREAS in pursuance of the said desire an agreement dated 3.6.1989 was also entered into between the LESSOR herein and the LESSEE herein, and further as the LESSEE herein has already been put in possession of the said 750 sq.ft. of built up area as a tenant of the LESSOR herein and as a sub-tenant of M/s The Methodist Church in India;

AND WHEREAS it was agreed between the LESSOR herein and the LESSEE herein that as and when the lease deed dated 19.4.1988 is duly registered, a regular deed of lease shall be executed between the LESSOR herein and the LESSEE herein;

AND WHEREAS though the document dated 19.4.1988 was presented for registration, it was pending registration for compliance of certain formalities, but the same has now

165 1988

For Wages - See ~~the~~ Section 80C - Block T-12, Schedule

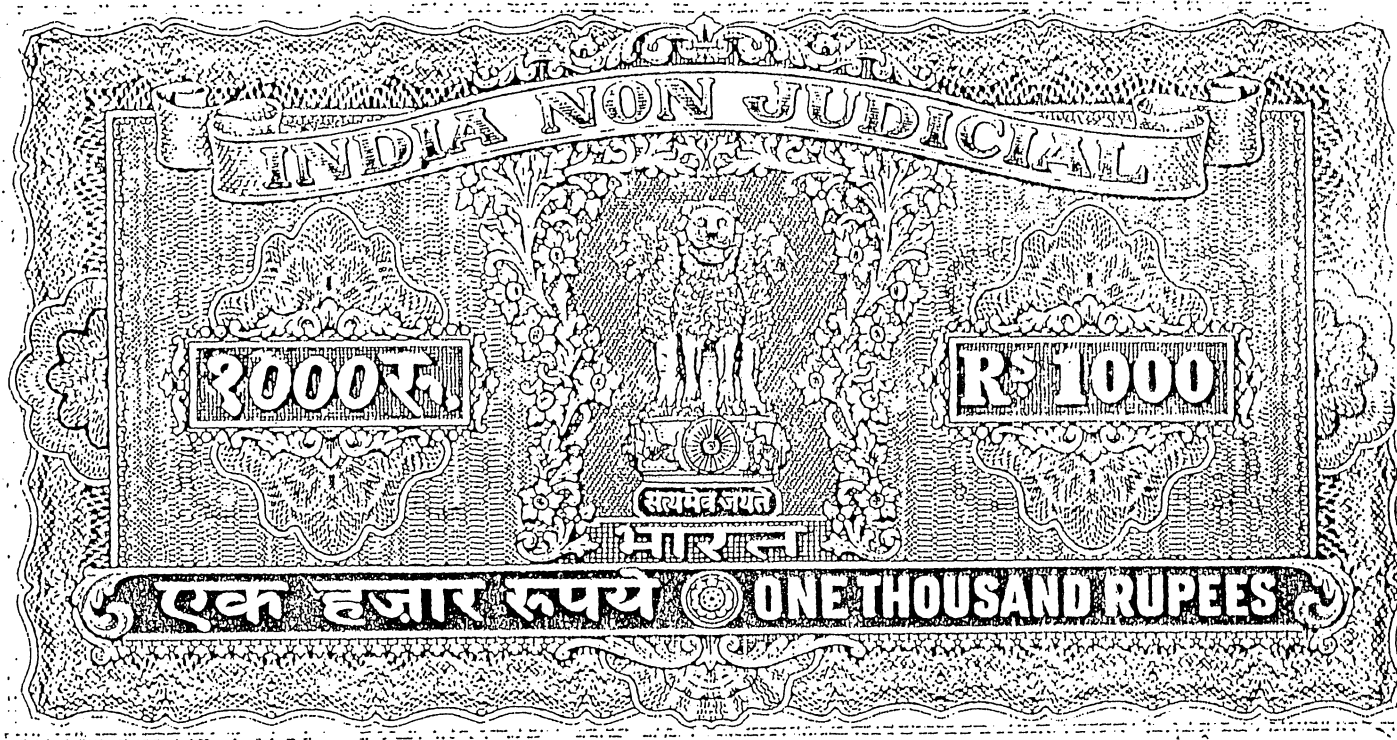
U.O.-Registrar/ Superintendence
Ex-Officio Stamp Vendor
Stamp Sales Depot.
High Court of Andhra Pradesh
Hyderabad.

7

1. The LESSOR herein does hereby transfer by way of lease/sub-lease to the LESSEE herein a portion of 750 sq.ft. of built up area which is on the upper ground floor of the premises which is part of premises bearing No. 5-9-189/190 situated at Chirag Ali Lane, Abid Road, Hyderabad, and which portion is the nature of a mulgi/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 'MULGI/SHOP'.

2. The LESSOR herein confirms that the LESSEE herein is already in possession as a tenant/subtenant of the aforesaid 'MULGI/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

1000Rs



S. No. 5273 Date 30/11/91 R. 1000/-

Sold to M/s. T. R. Reddy

For Whom M/s. T. R. Reddy

Sub-Registrar/Superintendent
Ex-Officio Stamp Vendor
Stamp Sales Depot
High Court of Andhra Pradesh
Hyderabad.

: - 8 - :

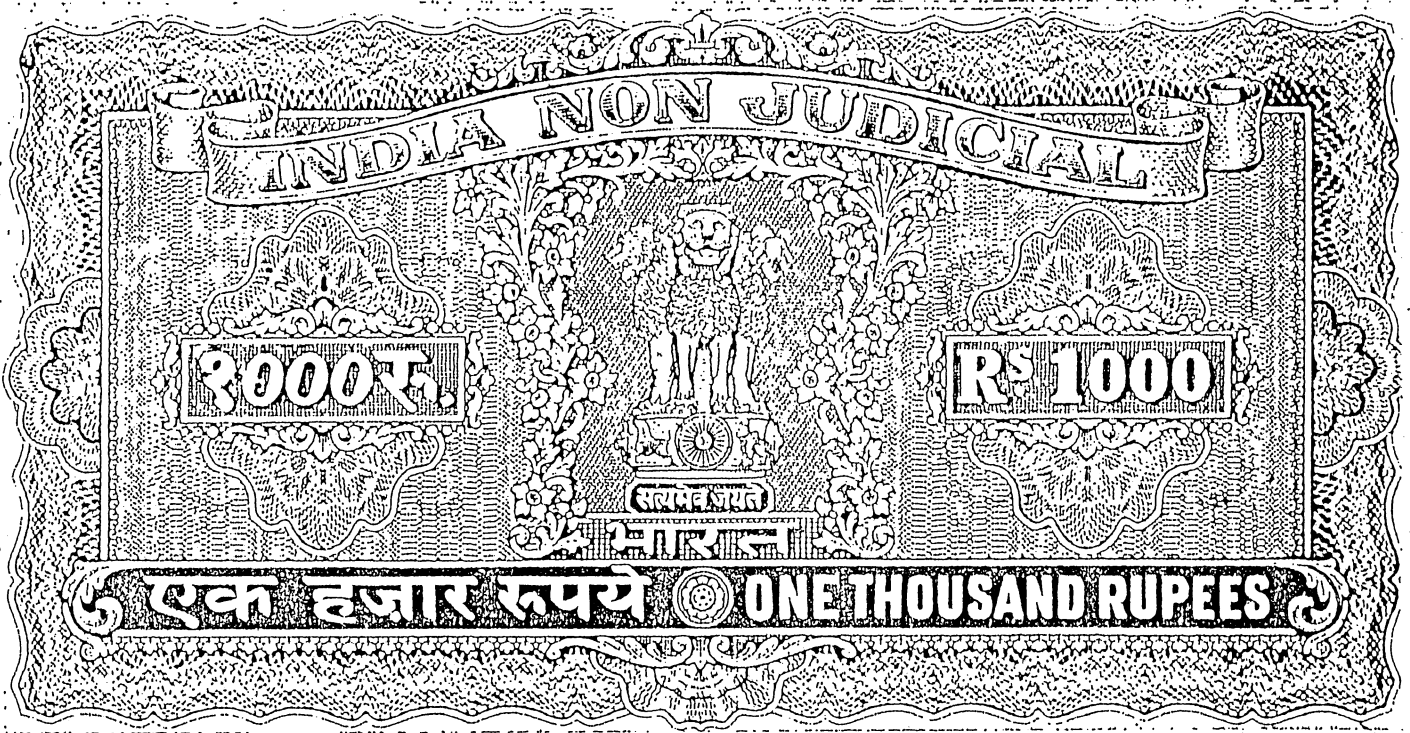
3. It is agreed that the duration of the lease shall be till the structure of the said 'MULGI/SHOP' remains in existence, and/or is capable of being used by the LESSEE herein effectively, and/or till the lease between the LESSOR herein and M/s. The Methodist Church in Ind. subsists, whichever is later. 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. five lakhs as a refundable deposit to the LESSOR herein which shall carry no interest whatsoever. The said amount has been received by the LESSOR herein from the LESSEE herein in the following manner:

a) Cheque No. 023116 dated 16-12-88 drawn on the

Indian Bank for Rs. 5,00,000/-

1000Rs



No. 5779 Date 20/11/91 A. 1000/-

old to. 1000/-

in which 1000/-

Shri T. R. Reddy

R. H. H.

Sub-Registrar/Superintendent
Ex-Officio Stamp Vendor
Stamp Sales Depot.
High Court of Andhra Pradesh
Hyderabad.

-- 9 --

- b) Cheque No. 023117 dated 11.1.89 drawn on the Indian Bank for Rs. 69,000/-.
- c) Cheque No. 023118 dated 3.6.89 drawn on the Indian Bank for Rs. 1,00,000/-.
- d) Cheque No. 023119 dated 18.7.89 drawn on the Indian Bank for Rs. 1,00,000/-.
- e) Cheque No. 348071 dated 16-2-90 drawn on the Indian Bank for Rs. 1,00,000/-.
- f) D.D.No. 222054 dated 28.8.91 drawn on the Indian Bank for Rs. 1,00,000/-.

1996 - 100
2001 - 120
2008 - 144
2010 - 173
2016 - 208

The LESSOR herein admits the receipt of the said sum of Rs. 5,00,000/- (Rupees five lakhs only).

5. During the subsistence of this lease, the LESSEE herein shall be liable to pay a sum of Rs. 100/- (Rupees one 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

INDIA NON JUDICIAL

₹ 1000

₹ 1000

एक हजार रुपये

ONE THOUSAND RUPEES

1. What is the purpose of the study? 80% 84% 7. 12-3-19=1

Sub-Registrar/Superintendent
Ex-Officio Stamp Vendor
Stamp Sales Depot.
High Court of Andhra Pradesh
Hyderabad.

:- 10 -:

6. The LESSEE herein shall be liable to pay proportionate share of maintenance charges towards the common facilities, amenities, accesses, water facility etc. insofar as the 'MULGI/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 'MULGI/SHOP' or any part thereof for such consideration as the LESSEE herein may consider proper and for 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. five lakhs shall automatically stand transferred

1000Rs



No. 5776 Date 22/11/91

Id to 1/1/92

When 1/1/92

Sub-Registrar/Superintendent
Ex-Officio Stamp Vendor
Stamp Sales Depot,
High Court of Andhra Pradesh
Hyderabad.

: - 11 - :

9. It is agreed that the LESSEE herein shall not use the 'MULGI/SHOP' for any purpose which is illegal or prohibited by law or for such purpose which has 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 'MULGI/SHOP'.

10. The LESSEE herein shall also pay the municipal and other taxes payable for the 'MULGI/SHOP' and other charges, if any, payable to any local authorities including the Municipal Corporation of Hyderabad. At present - 1/1/92

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

INDIA NON JUDICIAL

₹ 1000

₹ 1000

सत्यमेव जयते

भारतम्

एक हजार रुपये

ONE THOUSAND RUPEES

Sud-Registrar/Superintendent
Ex-Officio Stamp Vendor
Stamp Sales Depot.
High Court of Andhra Pradesh
Hyderabad.

:- 12 -:

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 Atct , 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.

INDIA NON JUDICIAL

₹ 1000

Rs 1000

सत्यमेव जयते

भारत

एक हजार रुपये

ONE THOUSAND RUPEES

Sub-Registrar/Superintendent
Ex-Officio Stamp Vendor
Stamp Sales Depot.
High Court of Andhra Pradesh
Hyderabad.

All that portion being 750 sq. ft. of built up area on the upper ground floor bearing MULGI/SHOP No. 2 in

: - 14 - :

as METHODIST COMPLEX, Chirag Ali Lane, Abid Road, Hyderabad,
and which is shown within red boundaries in the plan annexed to this
lease deed, and bounded on:

EAST & WEST : Other portion of the said complex.
NORTH : Passage.
SOUTH : Corridor of the complex.

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.

[Signature]

2.

[Signature]

LESSOR

Satish Mohan

LESSEE

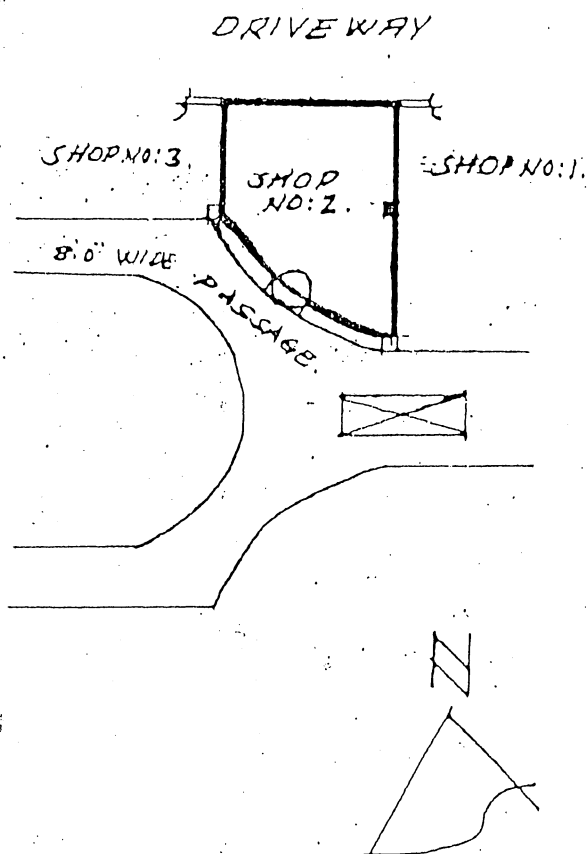
[Signature]
[Signature]

Collected Rs 100
Rs 100 on 7-2-96

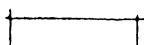
LEASE DEED PLAN OF SHOP NO. 2, ON-UPPER
GROUND FLOOR, BEARING PREMISES NO. 5-9-189/190,
SITUATED AT: CHIRAG ALI LANE, ABID ROAD, HYD. A.P.

LESSORS:- 1. SRI SATISH MODI S/o SRI MANILAL MODI
2. SRI SURESH BAJAJ S/o SRI PARMANAND BAJAJ

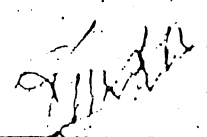
LESSEE:- SRI KARAN VIR SEHGAL



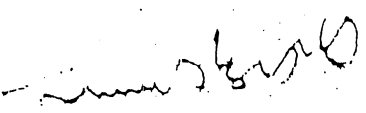
REF:-

INCLUDED	
EXCLUDED	
AREA: 750 SQ.FTS.	

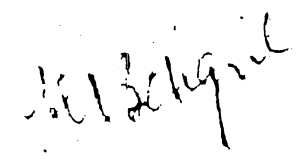
WITNESSES

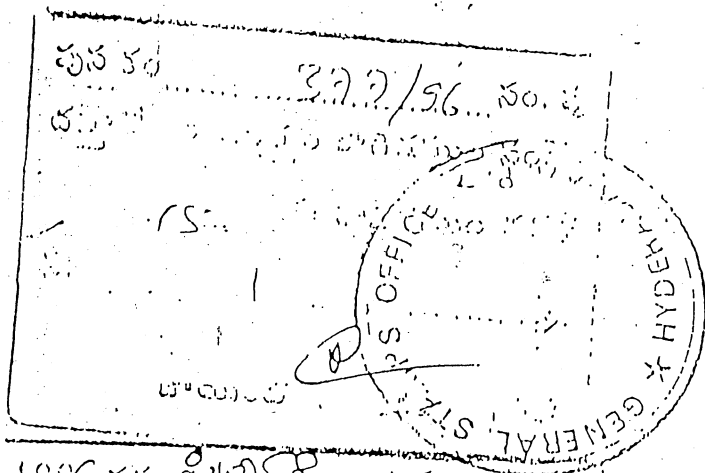

Sri Senth

SIG. OF LESSORS

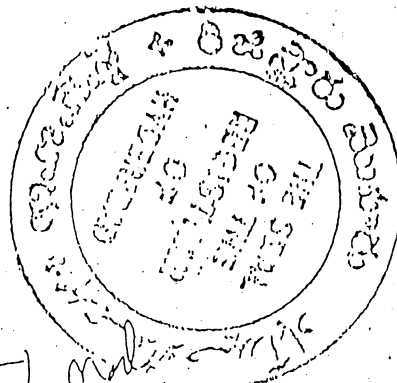


SIG. OF LESSEE





పున కం 27/5/56 నం. 2
 దస్తావేజు
 1956 పనుల ఫిటర్స్ నెల 7 వ రేటి
 మోహన్ చూడమయ్య
 344 గంటల
 1731 చిట్టల



Satish Mohan

రాస్ యిచ్చినట్లు బప్రకృన్నది
 డిమాండ్ బోటన్ వేలు

Satish Mohan S/o Manikall Mohi, Builder
 P.O. Road, Sec 1 road

డిమాండ్ బోటన్ వేలు

S/o B.R. P.H. BAJAJ, Business
 R.P.R. Sec 1 road

డిమాండ్ బోటన్ వేలు

S/o Shri T.R. Salyal, Business
 Nagayath Hyderabad

విరూపింపునది

S/o G. S. P. R. Salyal, Sec 1 road, S. 11-187/344, M. G. Road
 Sec 1 road

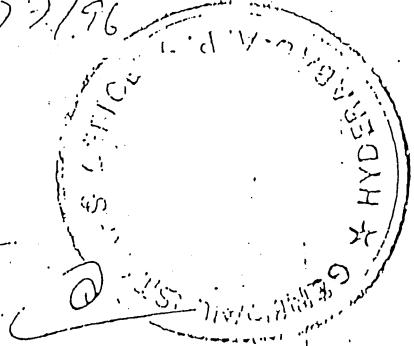
G. K. R. R. Salyal
 Sec 1 road

(N. PRASHANTH) S/o N. KISHAN RAO. occ: Advocate
 16-9-640/A, Old Malakpeta
 Hyderabad

377/96

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2



Endorsement Under Section 42 of Act II of 1908
No. 2231/96

I hereby certify that the proper/deficit
stamp duty of Rs. 300 (Rupees Three
hundred only)
has been paid in respect of this instrument
from Sri Satish Modi
on the basis of the agreed Market value/
consideration of Rs. being higher
than the consideration/agreed Market value.

H. C. M. am
Collector Under Indian Stamp Act
Joint Sub-Registrar - I,
H.O., Hyderabad.

7-2-96

Endorsement Under Section 42 of Act II of 1908
No. of 198...

I hereby certify that the proper/deficit
stamp duty of Rs. 250 (Rupees Two
hundred and fifty only)
has been levied in respect of this instrument
from Sri Satish Modi
on the basis of the agreed Market value/
consideration of Rs. being higher
than the consideration/agreed Market value.