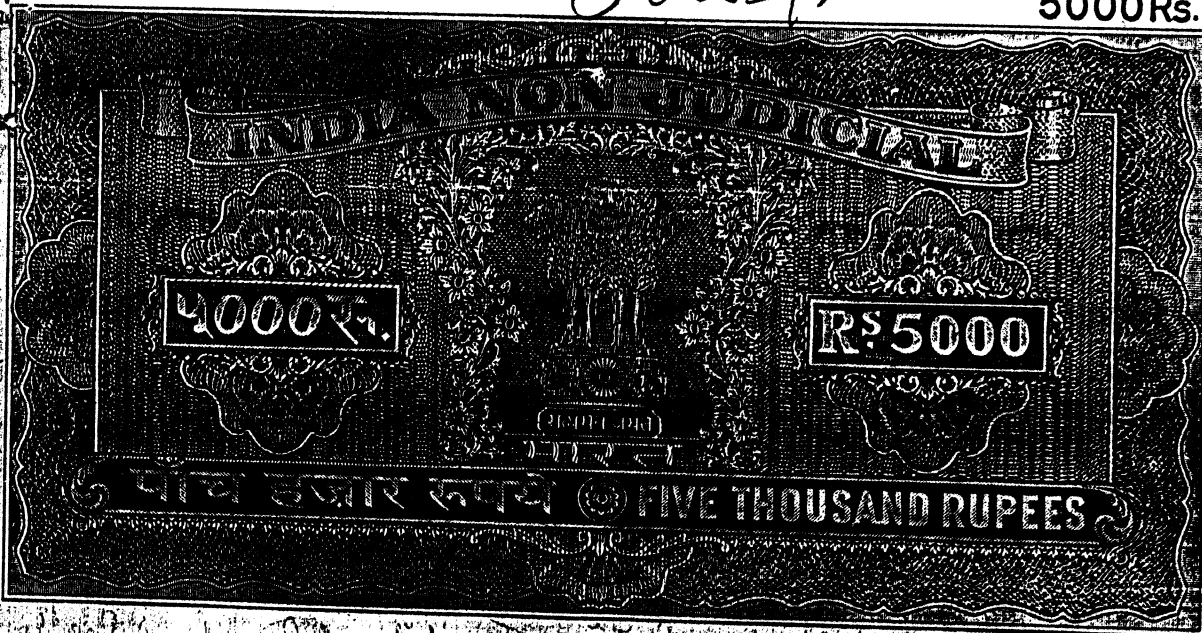




AP-23-IV-A 74728

S.L.NO: 0032056 DATE: 31/08/96 RG: 5,000

Zerbaar
(MD. HABEEB ALI)

PURCHASER: COLONEL H. SEHGAL
S/O H R SEHGAL
HYD.

కొల్-బిల్డింగ్, వరదేశ్
మరియు ఎన్.ఎస్.సి. రోడ్డు పక్క
లో ఉన్న భూమి, లా. రిజిస్ట్రేషన్
నెంబర్.

FOR WHOM : KARAN VIR SEHGAL - HUF
S/O T R SEHGAL
SEHGAL MOTORS (P) LTD., HYD.

LEASE DEED

This Deed of Lease is made on this the 2nd day of September 1996 by and between :-

1. Sri Satish Modi son of Sri Manilal Modi, aged 51 years, occupation business-partner representing MODI ENTERPRISES (owned by MODI BUILDERS METHODIST COMPLEX) a partnership firm having its Office at 5-1-32, R.P. Road, Secunderabad - 500 003.
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 5-1-32, R.P. Road, Secunderabad - 500 003.

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

AND

Shri Karan Vir Sehgal representing the H.U.F., 8-2-579/3, Road No.8, Banjara Hills, Hyderabad - 500 001

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

Satish Modi

[Signature]

KV Sehgal

LGA - 5000
SRWA-400
SA

5000RS.

HINDUSTAN INDICATE

₹ 5000

R 5000

सत्यमेव जयते

भारत

पाँच हजार रुपये FIVE THOUSAND RUPEES

Zwischen

జన-రిజిస్ట్రారు, చర్యవేగములు
మరియు ఎక్కువచేయి స్థాపన వెలయు
• స్థా. కార్యాలయము, జ. ప. కార్యాలయము
సూచనాబాదు.

FOR WHOM : KARAN VIR SEHGAL - HUF
S/O T R SEHGAL
SEHGAL MOTORS (P) LTD., HYD.

AND WHEREAS in pursuance of a registered deed of lease dated 19.4.1988 registered Document No.686/90 of 1990 before District Registrar office, Nampally, 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. of land out of the premises bearing No.5-9-189/190 situated at Chirag Ali Lane, Abid Road, Hyderabad.

AND WHEREAS M/s The Methodist Church in India had also executed a development agreement in favour of the LESSOR herein dated 09.01.1981 in pursuance of which the LESSOR herein had a right to take up construction on the leasehold site;

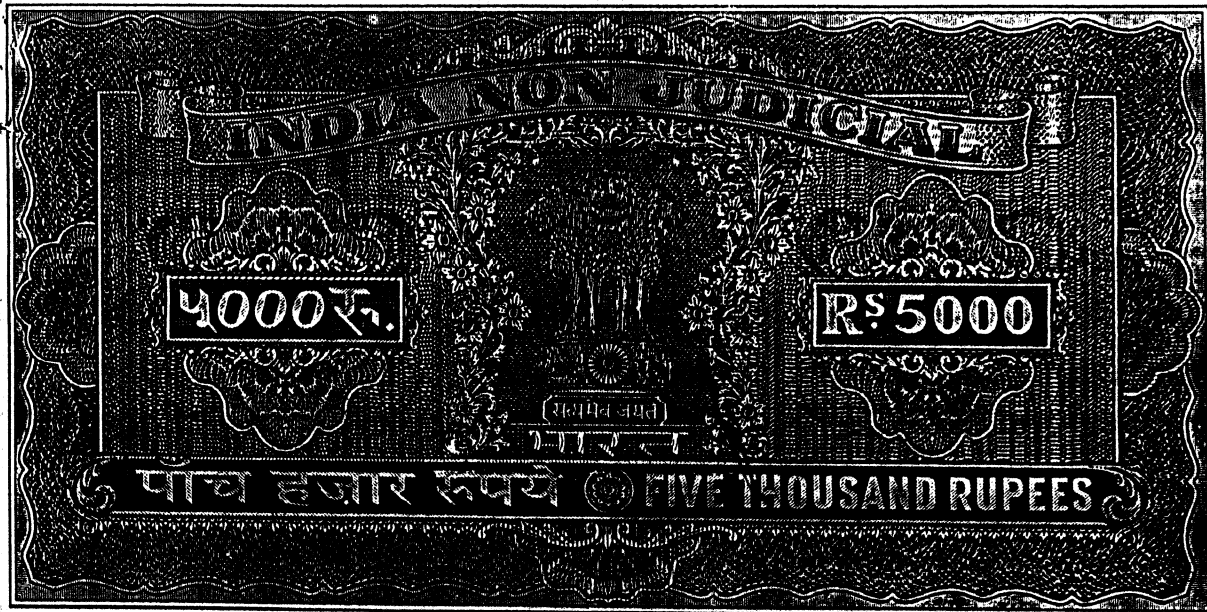
AND WHEREAS in pursuance of the said development agreement dated 9.1.1981, the LESSOR herein has taken up and completed the construction by raising suitable structures thereon after obtaining sanction therefor from the Municipal Corporation of Hyderabad.

Sahit mudi

James H. Good

zu Befehl 3

5000Rs.



AP-23-IV-A 74730

Coolavall

S.L.NO: 0032058 DATE: 31/08/96 RS: 5,000

PURCHASER: COLONEL H. SEHGAL
S/O H R SEHGAL
HYD.

శ్రీ. విశ్వేశ్వర, వరకపేటకు
మరియు ఎక్స్-ఎసిసియో థింగ్స్ పెండ్లకు
• థింగ్స్ కొనుగోలుము, ఇ.న కొనుగోలుము
ప్రకటనము.

FOR WHOM : KARAN VIR SEHGAL - HUF
S/O T R SEHGAL
SEHGAL MOTORS (P) LTD., HYD.

AND WHEREAS the LESSOR herein has represented that as per the development agreement dated 9.1.1982 and the lease deed dated

19.4.1988 which is registered on 9.9.90 executed by and between M/s. The Methodist Church in India and 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 lease and license, the tenanted premises or any portions thereof, for such consideration as the Tenant may consider proper 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."

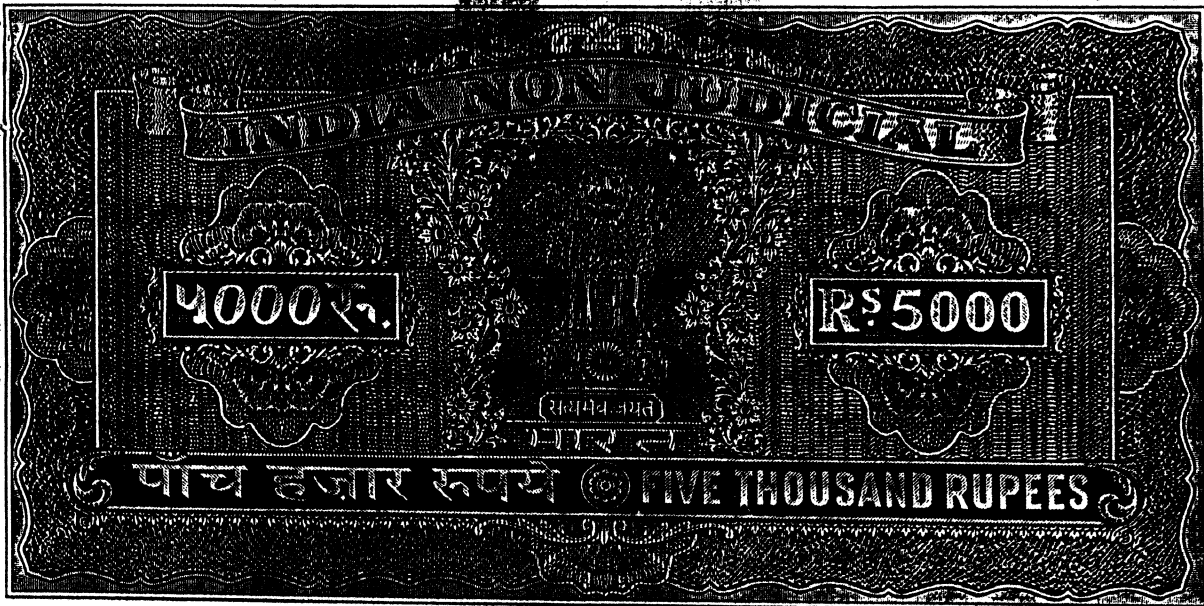
Satish rnh

Sunil Kesh

H. Sehgal

.....4

5000Rs.



AP-23-IV-A 74731

Zoharell

S.L.NO: 0032059 DATE: 31/08/96 RS: 5,000

PURCHASER: COLONEL H. SEHGAL
S/O H R SEHGAL
HYD.

బి.కె.ఎస్.ఎల్.ఎస్. కలెక్షన్స్
హైదరాబాద్
సీ.ఎస్.ఎస్.ఎస్. కలెక్షన్స్
హైదరాబాద్

FOR WHOM : KARAN VIR SEHGAL - HUF
S/O T R SEHGAL
SEHGAL MOTORS (P) LTD., HYD.

::4::

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 400 Sq.ft. of super built up area from the lower ground floor which is in the nature of a Mulgi/Shop;

NOW THEREFORE THIS DEED OF LEASE/SUB-LEASE WITNESSETH AS FOLLOWS:

1. The LESSOR herein does hereby transfer by way of lease/sub/lease to the LESSEE herein a portion of 400 Sq. Ft. of super built up area which is on the lower 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 protion 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 put 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 herein contained.

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. The5

Satish msh

Sumit Singh

H. Sehgal

20 Charles

కర్త - రిజిస్ట్రారు, వరకవికేతము
కురియు ఎక్స్ - అఫీషియో స్టాంపు పెంకతు
ఆ స్టాం. కార్యాలయము, ఇ. ప. కార్యాలయము
హైదరాబాదు.

5

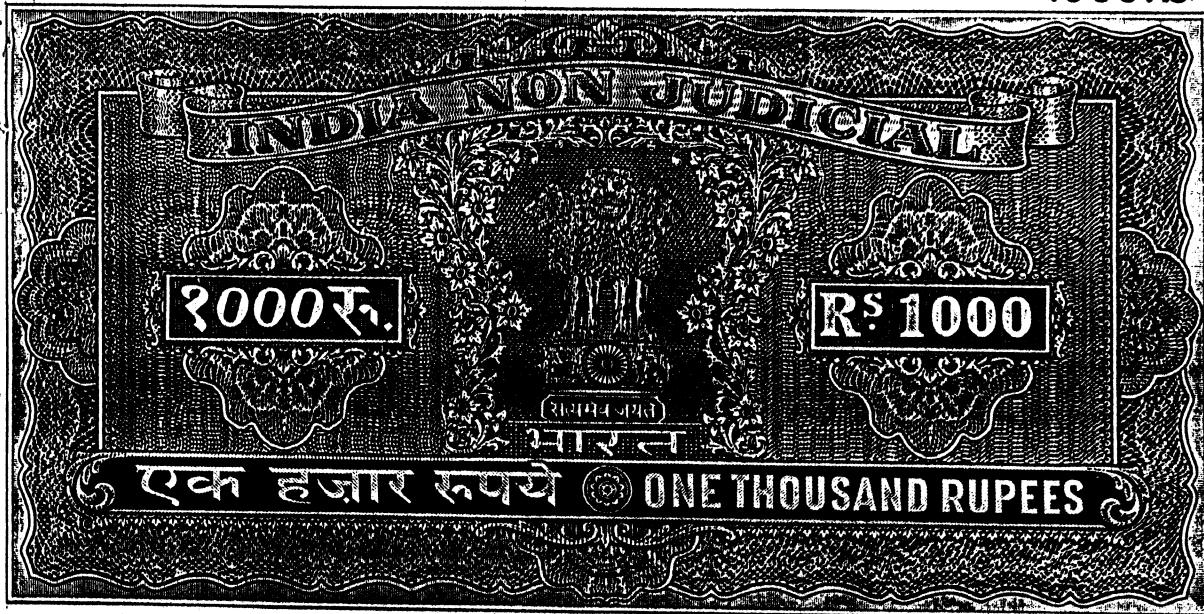
7. The LESSEE herein shall pay electricity charges as per6

Satish mal

Sumichrath

J. B. Angel

1000Rs.



S.L.NO: 0032061 DATE: 31/08/96 RS: 1,000

PURCHASER: COLONEL H. SEHGAL
S/O H R SEHGAL
HYD.

FOR WHOM : KARAN VIR SEHGAL - HUF
S/O T R SEHGAL
SEHGAL MOTORS (P) LTD., HYD.

E. Chavell

జడ్-02స్టోరు, పక్కనేడను
మరియు ఎక్స్-అపిషియూ స్టోరు వెంకట
స్టోరు, కొంకణియము, 4 & 5 రోడ్లమున
ప్రచారించు.

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 lease and licence 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, which is registered on 9.2.1990. It is further agreed that in the event of such an assignment, transfer etc., the refundable deposit of Rs.4,70,000/- (Rupees Four Lakhs and Seventy Thousand only) automatically stand transferred to such assignee or transferee etc.,

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 lease deed dated 19.4.1988, which was registered on 9.2.1990 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 "MULLGI/SHOP" and other charges, if any, payable to any local authorities including the Municipal Corporation of Hyderabad. At present the MCH tax is Rs... 1555/- 875/- per annum.

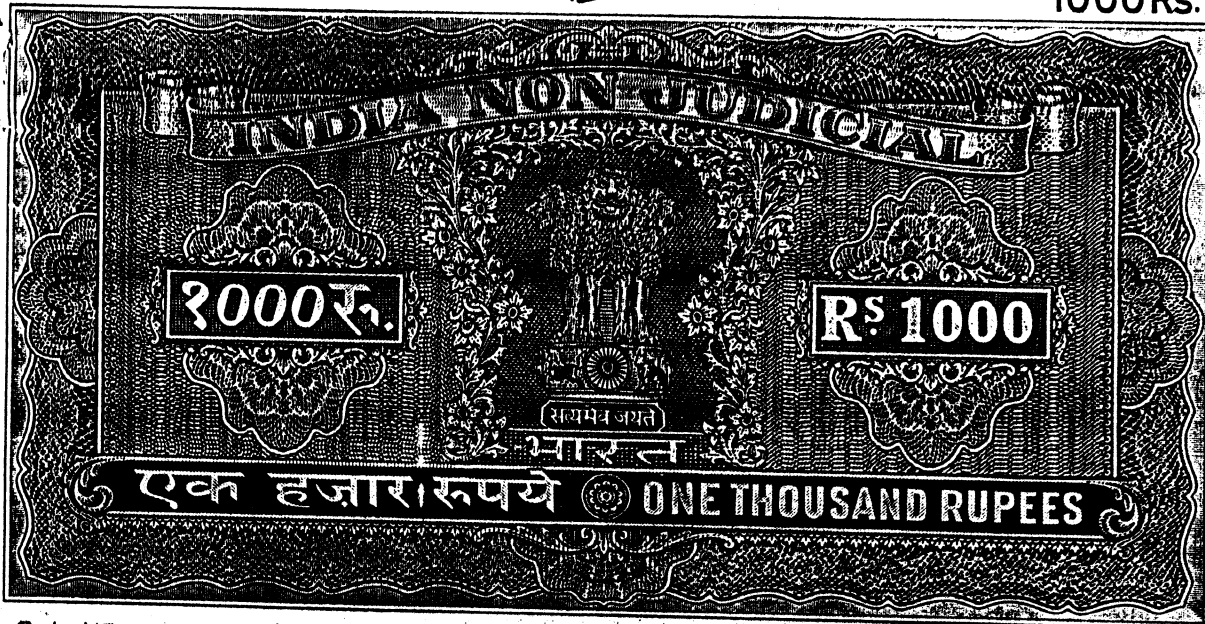
Satish mal

Simshaob

H. Sehgal

.....7

1000 Rs.



S.L.NO: 0032062 DATE: 31/08/96 RS: 1,000

PURCHASER: COLONEL H. SEHGAL
S/O H R SEHGAL
HYD.

FOR WHOM : KARAN VIR SEHGAL - HUF
S/O T R SEHGAL
SEHGAL MOTORS (P) LTD., HYD.

Charles

పద-విభిన్నము, వర్ణవేక్షణము
 మగియు ఎక్కు-అపిషయో స్థా-నం పెండ్లి
 వి. స్థా-నం. అ-నయము, అ. అ. అ-నయము
 మే-దంబాదు.

7

11. It is agreed that in the event of non payment of rent, the arrear shall carry interest at 24% 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 subsistence of this lease, the LESSEE herein shall be entitled to occupy the "MULGI/SHOP" peacefully without any let or hindrance from any person whatsoever and that the LESSOR herein shall perform whatever obligations he has to M/s. The Methodist Church in India so that the right and interest of the LESSEE herein is in no way affected.

13. It is hereby agreed that the LESSEE herein shall be entitled to make use of the staircase, landing, common entrances to the building for egress/ingress and all other amenities and conveniences available in the said complex.

14. It is agreed between both the LESSOR and the LESSEE as the LESSEE and other family members have taken the adjacent portions so as to enable the LESSEE and other family members to use the said blocks as the compact block if necessary as per the need and requirement of the lessee and in view of the various blocks have been taken by the LESSEE and the LESSOR hereby authorise and it has been specifically agreed the LESSEE and other family members their successors in interest shall be entitled to put up sign boards/Neon sign board above the shop.

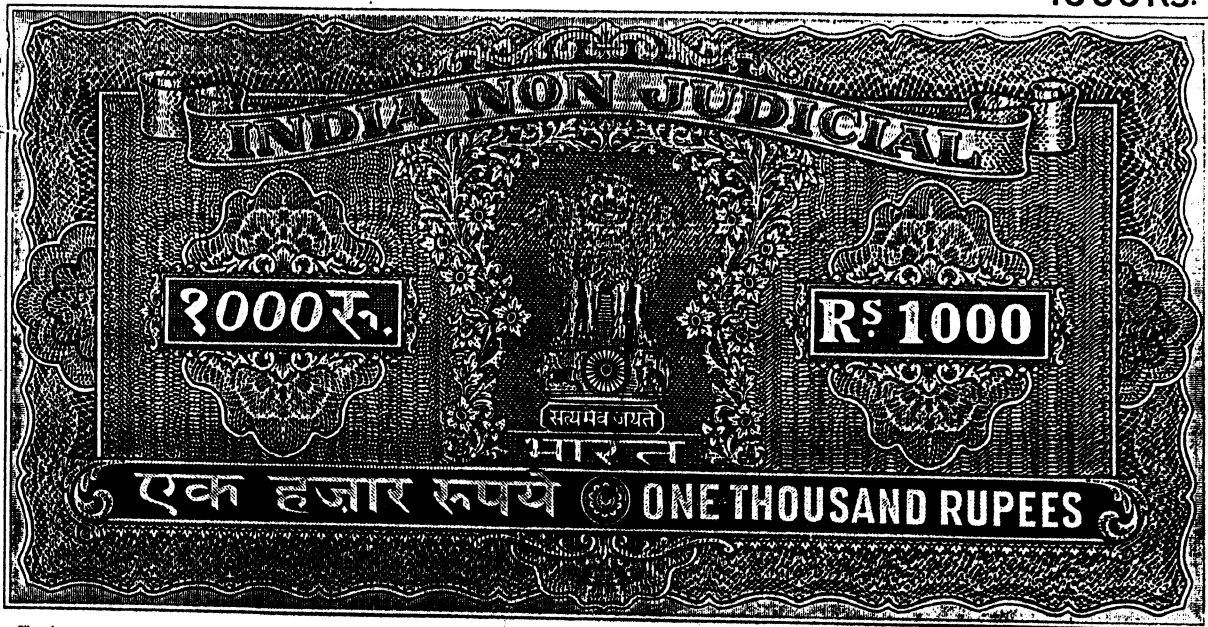
It is hereby agreed between the LESSOR and the LESSEE that if the LESSOR so desires to use the premises which is hereby let out

.....

Saturday

Sumner Hobbs

J. Bengul



S.L.NO: 0032063 DATE: 31/08/96 RS: 1,000

PURCHASER: COLONEL H. SEHGAL
S/O H R SEHGAL
HYD.

FOR WHOM : KARAN VIR SEHGAL - HUF
S/O T R SEHGAL
SEHGAL MOTORS (P) LTD., HYD.

C. Charell

महोदय को, नमस्ते
महोदय को, नमस्ते
महोदय को, नमस्ते
महोदय को, नमस्ते

under this lease deed along with the other portions in the same building by joining by removal of partition walls and also to put up staircase joining the lower ground floor and the upper ground floor as may be required by the LESSEE and the LESSOR shall not have any objection for putting staircase joining the lower ground floor portion and the upper ground floor portion without causing damage structurally by taking appropriate precautions in consultation with the Structural Engineer.

15. 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 Act, 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 hindrances whatsoever.

16. In the event of the LESSEE herein desiring to terminate this lease, at his own option, the LESSOR would be bound to refund back the refundable deposit of Rs.4,70,000/- (Rupees Four Lakhs and Seventy Thousand Only) simultaneously with the LESSEE herein delivering vacant possession of the said "MULGI/SHOP".

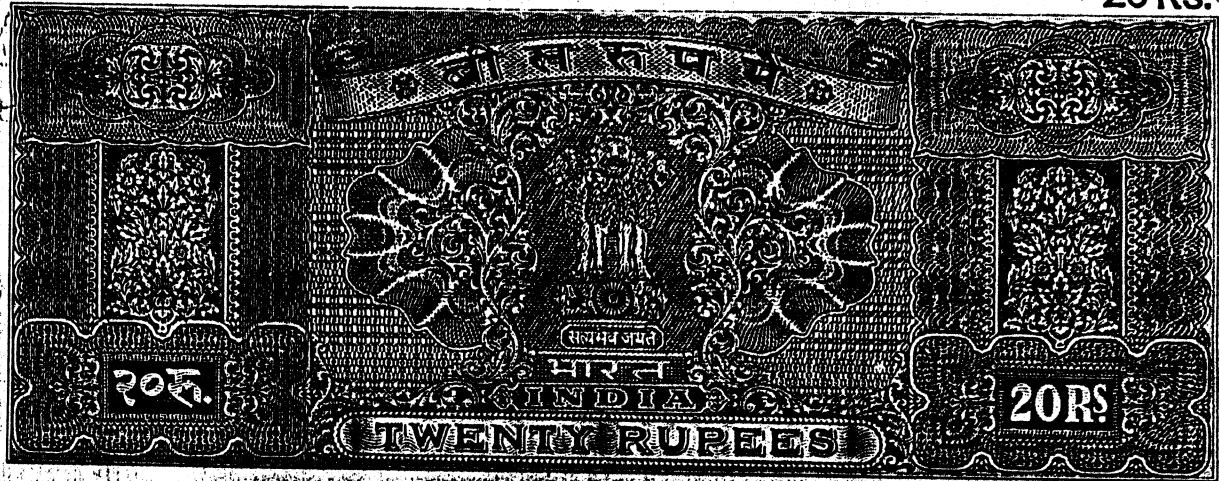
17. Since this sub-lease contemplated by this lease deed is to be long term arrangement and for the purpose of stamp duty and registration this deed may be deemed for a period of (30) years and shall be renewed on the same terms and conditions including this clause for renewal and any non-execution of the renewed lease deed will not entitle the LESSOR herein to terminate the lease and it shall be deemed to be continuing tenancy on the terms and conditions mentioned in this lease deed.

Sahel mal

Samir

H. Sehgal

20 Rs.



S.L.NO: 0032064 DATE: 31/08/96 RS: 20

Signature

PURCHASER: COLONEL H. SEHGAL
S/O H R SEHGAL
HYD.

హైదరాబాద్, తెలంగాణ ప్రభుత్వం
ఆర్థిక శాఖ, పబ్లిక్ రిలీజ్ సెక్షన్
హైదరాబాద్, తే. 31/08/96

FOR WHOM : KARAN VIR SEHGAL - HUF
S/O T R SEHGAL
SEHGAL MOTORS (P) LTD., HYD.

:: 9 ::

SCHEDULE OF PROPERTY

All that portion being 400 Sq.ft. of super built up area on the lower ground floor bearing MULBI/SHOP No.25 in the premises bearing No.5.9.189/190, situated at Chirag Ali Lane, Abid Road, Hyderabad, which is popularly known 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:

LLF
sup 25

EAST & WEST: Shop No. 26 & Shop No. 24

NORTH : Shop No. 9 & 10

SOUTH : Shop No. 28 & Passage

The value of the leased property is Rs.4,70,000/-

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..
- 2.

Signature 1
Signature 2

LESSOR

Signature

LESSEE

Signature
K. Behgal

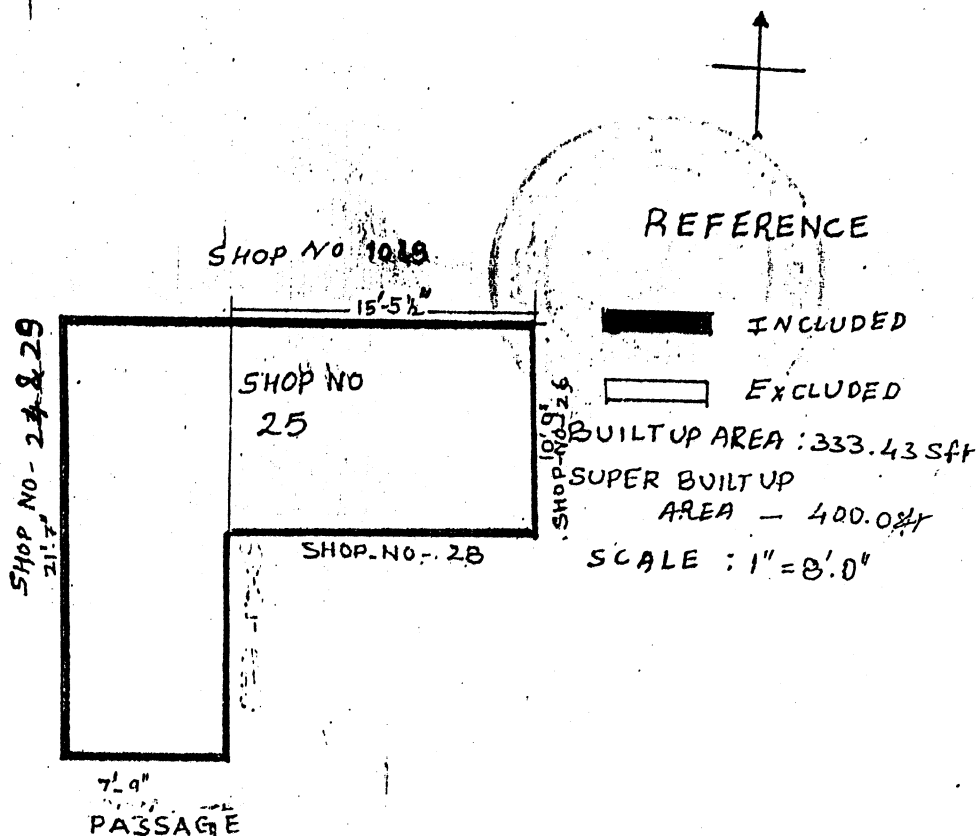
LEASE DEED PLAN OF SHOP NO 25 LOWER GROUND

FLOOR BEARING PREMISES NO 5-9-189/190

SITUATED AT GHIRAG ALI LANE ABID ROAD HYD, A.P

LESSOR : 1) SRI. SATISH MODI S/o SRI MANILAL MODI
2) SRI. SURESH BAJAJ S/o SRI PARAMANAND BAJAJ

LESSEE : SRI. KARAN VIR SEHGAL HUF



WITNESS

1. *[Signature]*

2. *[Signature]*

[Signature]
SIGN OF LESSOR

[Signature]
SIG OF LESSEE

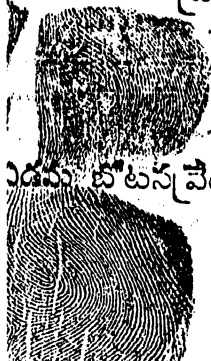
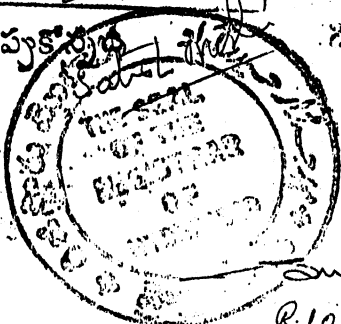
పుస్తకం 2683-96 నం.పు
దస్తావేజుల మొత్తం కాగితముల సంఖ్య
.....(1)..... ఈ కాగితముల వరుస
సంఖ్య:.....
అయింట్ సబ్-రిజిస్ట్రారు-1



1996వ సంస్థాపనాంశం 11 వతది
1918 కా.శ మాసము 19 వతది
తది పగలు 12.15 గ. అల మద్య
హైదరాబాద్ జిల్లా అఫీసులో దాఖలు
చేసి ఈ సూ. నం. 2686/ చెల్లి చినది

Sahet Mohd s/o Monil Mohd.
85/15 Buid dar, Panchra Seetad

వాసి యిచ్చినట్లు ఒప్పకొన్నట్లు
విడమ బొటన్ వెలు



విడమ బొటన్ వెలు

Sahet Mohd s/o Mr. P. H. Baidar
R/O 5+1-32, R.R.Rd., Seetad - 3
Business

విడమ బొటన్ వెలు



Sahet Mohd s/o Mr. T. R. Sahet
R/O 108 Baidar 1111
Business

విరూపించినది.

1) Sahet Mohd

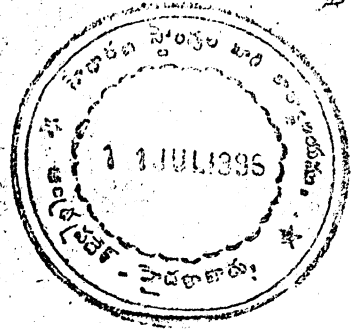
Sahet Mohd s/o Mr. Sahet Mohd. Raj Bhudan Road
MS Makta. Hyd

2) Sahet Mohd

Colonel H. Sahet s/o Mr. H. R. Sahet
9-4-36/250 Sahet Mohd Colony. Hyd-8

1996 వ సం॥ నెం. 11 వతది
1918 కా.శ మాసము 19 వతది
అయింట్ సబ్-రిజిస్ట్రారు-1

పుస్తకం 2683-96 నం. పు
దస్తావేజుల మొత్తం కౌగితముల సంఖ్య
..... ర. ఈ కౌగితముల నడున
సంఖ్య.....
జాయింట్ సబ్ రిజిస్ట్రారు.



Note: Copy has been Registered
along with the Original.

[Signature]
Joint Sub-Registrar-I
HYDRABAD

దేవునికము 3547 వాయిదా 203 నం
224 పుటలో 1996 వ సం॥ 19/9 కా.శ.
పు 2683 నంబరుగా రిజిస్టరు చేయబడినది
1996 వ సం॥ సెప్టెంబర్ నెల 11 న రేడి
19/9 కా.శ. 20/9 మానం 20 వ రేడి

[Signature]
జాయింట్ సబ్ రిజిస్ట్రారు,
హైదరాబాద్.

