

CONFIDENTIAL



09524
 పరిశీలనాధికారి, కర్నూలు జిల్లా
 మీకు వచ్చిన ఎన్.ఎస్.ఎస్. నోట్ల పంపిణీ
 కోసం, 10 రోజుల పాటు, క. వి. బి. కార్యాలయం
 పాటించాలి.

LEASE AGREEMENT

M/s. Modi Enterprises (Wholly owned by Modi Builders Methodist Complex) a partnership firm, having its office at 5-4-187/ 3 & 4, M. G. Road, Secunderabad and represented by its partners **Shri. SATISH MODI** aged 53 years, S/o. Late Shri. Manilal C. Modi and **Shri SURESH BAJAJ** aged 41 years, S/o. Late Shr. Parmanand Bajaj hereinafter referred to as the “**LESSOR**”, which expression, unless repugnant to the context, shall mean and include their heirs, successors, legal representatives, administrators, assigns and nominees etc.,

Mrs. Saira Amin Ali Bhimani W/o. Amin Ali Bhimani aged 26 years resident of 5-7-367, New Agapura, Hyderabad – 500 001 hereinafter referred to as the “**LESSEE**”, which expression, unless repugnant to the context, shall mean and include her heirs, successors, legal representatives, administrators, assigns and nominees etc

1. Satish mali

2. Sumit 1/2 of 11

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S.L.NO: 0039542 DATE: 10/11/99 RS. **AP89IV-A**

PURCHASER: MRS SAIRA AMIN ALI BHIMANI
W/O AMIN ALI BHIMANI
M G ROAD, SEC BAD.

09528
శ్రీమతి ఎక్స్-లసివీయో స్టేషన్ బెంబి
పి. రాధారావు, క. ఇ. న. కళ్యాణం
హైదరాబాద్

FOR WHOM : SELF

AND WHEREAS in pursuance of a registered deed of lease dated 19.04.1988 registered Document No. 686/90 of 1990, before District Registrar Office, Naripally, Hyderabad. The said M/s. 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. mtrs. 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 19.04.1988 is hereby furnished by the LESSOR herein to the LESSEE herein.

AND WHEREAS M/s. 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 09.01.1981, 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.

AND WHEREAS the LESSOR herein has represented that as per the development agreement dated 09.01.1981 and the lease deed dated 19.04.1988 which is registered on 09.09.1990 executed by and between M/s. The Methodist Church in India and the LESSOR herein is authorized to create valid and subsisting sub-leases for longer periods and any such 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 leased deed dated 19.04.1988) or any part thereof shall be valid, subsisting and binding on the M/s. Methodist Church in India;

1. Satish Moh.
2. [Signature]
2. [Signature]

[Signature]

₹ 5000

INDIA NON JUDICIAL

सत्यमेव जयते

भारत

पाँच हजार रुपये FIVE THOUSAND RUPEES

RS: **AP8-IV-A**

09529
 మునిసిపల్ కమిషనరు, మధ్య ప్రదేశ్
 ఖజుర్హో, ఎక్స్-ఎసిటియో స్టాంపు వెంటు
 డి. రాజారావుయ్య, క. ఇ. ల. రాజారావుయ్య
 పాతకాగితం

-3-

"The Tenant shall be entitled to assign, transfer, sublet and/or give on lease and license, the tenanted premises of 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 of this tenancy Deed entered into with the said m/s. Modi Builders/M/s. Modi Enterprises, the sub-tenants (s) performing his/her/their obligations as per the Agreement entered into with Modi Builders/Modi Enterprises, such sub-tenancy 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".

The **LESSEE** is desirous of executing a regular lease deed between the **LESSOR** and the **LESSEE** at his own cost on the following terms and conditions.

1. Satish mal.

Paira



S.L.NO: 0039544 DATE: 10/11/99 RS: 5,000

PURCHASER: MRS SAIRA AMIN ALI BHIMANI
W/O AMIN ALI BHIMANI
M G ROAD, SEC BAD.

AP8-IV-A

FOR WHOM : SELF

-4-

09580
హైదరాబాద్, తెలంగాణ ప్రభుత్వం
ఆదాయ విభాగం, రిజిస్ట్రార్ ఆఫీసు
హైదరాబాద్, రిజిస్ట్రార్ ఆఫీసు
హైదరాబాద్, రిజిస్ట్రార్ ఆఫీసు

THIS LEASE DEED THEREFORE WITNESSETH

1. The LESSOR has leased out and the LESSEE has taken on lease the shop bearing No. 29 (Twenty Nine) on the upper ground floor in the said building admeasuring about 380 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 has commenced from 1st November 1999.
3. The LESSEE shall pay to the LESSOR throughout the lease period by way of consideration of the lease an amount of Rs. 100/- (Rupees One Hundred only) per month for the leased premises at an increase in rent of 20% every five (5) years on the then existing rent, other terms remaining unaltered.
4. Since this lease contemplated by this lease deed is to be a long term arrangement and for the purpose of stamp duty and registration, this deed may be deemed for a period of 11 (Eleven) years and shall be renewed on the same terms and conditions by executing a fresh lease deed, 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 a continuing tenancy on the terms and conditions mentioned in this lease deed.
5. The LESSEE has made with the LESSOR a total security deposit of Rs. 6,00,000/- (Rupees Six Lakhs only) as follows:
 - a) Rs. 1,25,000/- (Rupees One Lakh and Twenty Five Thousand only) vide cheque No. 192273 dated 04.11.1999 drawn on Development Credit Bank LTD, Abids Branch, Hyderabad.

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- b) Rs. 75,000/- (Rupees Seventy Five Thousand only) adjusted through Mr. Amin Ali Bhimani
- c) Rs. 4,00,000/- (Rupees Four Lakhs only) vide ch. No. 209741 dated 11/11/1999 drawn on Development Credit Bank, Abids Branch, Hyderabad.

This deposit shall not carry any interest under any circumstances whatsoever. This deposit may be retained by the LESSOR and shall be refunded without any interest or accretion whatsoever to the LESSEE on the termination of this lease and on the LESSEE delivering to the LESSOR or its nominee/s vacant possession of the leased premises in its original state and in no other circumstances. This clause is to be construed strictly.

6. The LESSEE shall use the premises for lawful commercial purposes only.
7. 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. Property tax is Rs 5,000/- (Rupees Five Thousand only) per annum.
8. The lease amount of each month shall be paid by the LESSEE to the LESSOR or his authorized agent on or before 5th day of every succeeding month
9. 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.
10. 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 affect the construction of the entire building or other occupiers of the said building, but is entitled to make such additions or alterations of 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.
11. The LESSEE shall be liable to bear and pay the following:
 - a) repairs to the property
 - b) License and other fees.
 - c) Electricity charges.
 - d) Maintenance charges @ Rs. 1.50 per sq.ft of super built up area, in advance per month (subject to increase from time to time as intimated by the LESSOR). In case the above cited payments are delayed the LESSEE shall be liable to pay interest at the rate of 30% p.a on all such delayed payments.
12. In the event of the LESSEE committing default in any payment or committing a breach or breaches of any other terms and conditions, the LESSOR shall send a reminder to the LESSEE to rectify the default within 15 days, failing which the LESSOR shall be entitled to determine the lease by giving 15 days notice to the LESSEE whether such nonpayment or breaches take place within the agreed period of lease or otherwise.
13. The LESSEE shall not do any business connected with liquor, or serve liquor, on the premises.

1. Sahil Malik

Sahil

2. _____

14. 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.
15. The **LESSEE** shall be entitled to use the common services of the building including the lift and staircase. 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.
16. Subject to the fulfilment of all their obligations stated herein, the **LESSEE** shall be entitled to assign, transfer, sublet, and/or give on leave and licence (including succession of death), their rights stated herein, on such terms and conditions as they deem fit to any person, so however that such transfers 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.
17. The Transferees/assignees of the **LESSEE** as mentioned above shall have the same rights and obligations as the **LESSEE** has mentioned herein.
18. 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.
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 terminate the lease.
21. In the event of cancellation of the tenancy agreement between the Owners and **LESSOR**, the **LESSEE** performing his obligations stated herein, this agreement shall continue to be in force and the **LESSEE** have the right to enjoy the premises they contracted and in such as event, their obligations will be towards the Church, the Landlord/Owner.
22. The Value of the above property is Rs. 4,75,000/- (Rupees Four Lakhs and Seventy Five Thousand only).

SCHEDULE

All that shop bearing no. 29 on the upper ground floor in METHODIST COMPLEX, bearing M. C. H No. 5-9-189/190, situated at Abids Road, Hyderabad, admeasuring approx. 380 S.ft. of super built up area and bounded by:

NORTH:	8' common passage
SOUTH:	Chirag Ali Lane
EAST:	Shop No. 30
WEST:	Shop No. 28

IN WITNESS WHEREOF the **LESSEE** and the **LESSOR** have executed this Lease Deed in presence of the witnesses named below.

WITNESSES.

1. [Signature] (Solomon Mapi)

2. [Signature] (P. Solomon)

LESSOR

1. [Signature]

2. [Signature]

LESSEE [Signature]

REGISTRATION PLAN OF LEASE AGREEMENT FOR THE SHOP NO. 29 ON THE UPPER GROUND FLOOR, IN THE BUILDING METHODIST COMPLEX, BEARING M.C.H. NO. 5-9-189/190, SITUATED AT ABID ROAD, HYDERABAD.

LESSOR : MODI ENTERPRISES (Owned by Mr. Modi Builders Methodist Complex) represented by Shri Satis Bajaj & Shri Suresh Bajaj).

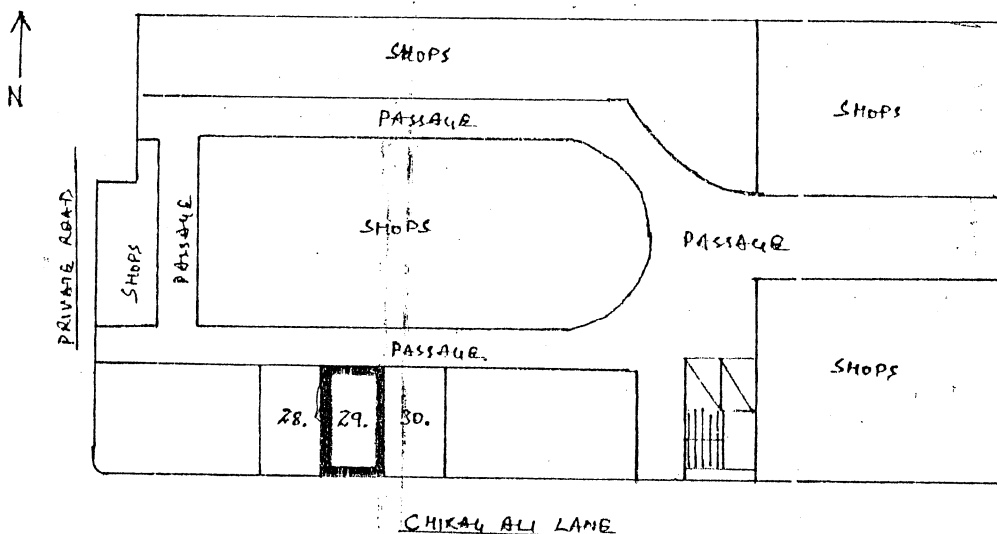
LESSEE : Mrs. SAIRA ALI BHIMANI

AREA OF THE SHOP : 380 sq. ft. of Super Builtup Area

BOUNDARIES:

North By : 8' Common Passage
South By : Chirag Ali Lane
East By : Shop No. 30
West By : Shop No. 28

UPPER GROUND FLOOR PLAN



WITNESSES:

1. Satis Bajaj

2. [Signature]

LESSOR

1. Satis Bajaj

2. [Signature]

LESSEE

Saira

..... 7 వదిలించుకునే వయస్సు
 సంఖ్య 1

1997 వ సంవత్సరం నెల 12 వ తేది
 1911 శా.స. ప్రకారం మాసము 21 వ తేది
 తేది పగలు 354 గల తుది ముద్ర
 ప్రా.రా.పా.ద. ఉత్తర లింగం వారి
 చిహ్నము రూ 3340 (తల్లి చిహ్నము)



అధికారి యొక్క పేరు మరియు చిహ్నము
 సత్యం చిహ్నము
 సత్యం

S/o. Ganesh Ch. Sathya Mohan,
 1025 Pl. No 45 Jubilee Hills
 Hyderabad

అధికారి యొక్క పేరు మరియు చిహ్నము

Suresh Raju S/o. P. Ramamurthy
 R/o. 5-6-187/3, Old M. G. Road, Sec-2

అధికారి యొక్క పేరు మరియు చిహ్నము

Smt. Smt. Anis Ali Bhimani w/o. Anis
 Bhimani R/o. 5-7-367, New Nagar, Sec-2

వివాదించినది

1/

Sanjay Kumar S/o. C. S. Reddy
 R/o. Red Hills, Hyderabad

2/

P. Solomon S/o. P. Krishnaiah, Sec-2, Sec-2
 5-6-187/3, Old M. G. Road, Sec-2

1999 వ సంవత్సరం నెల 12 వ తేది
 1911 శా.స. ప్రకారం మాసము 21 వ తేది
 అధికారి యొక్క పేరు మరియు చిహ్నము

దస్తావేజుల మొత్తం కాగితముల సంఖ్య
 7 ఈ కాగితముల పదున
 సంఖ్య 2
 జాయింట్ సెల్ రిజిస్ట్రారు II



Endorsement Under Section 42 of Act II of 1884.

No. 12.11 of 1981

I hereby certify that the proper/deficit
 stamp duty of Rs. 11425 (Rupees Eleven
 thousand four hundred and twenty five only) has been levied in respect of this instrument

from Sri. G. Kishan Reddy
 On the basis of the agreed Market value/
 consideration of Rs. ... being higher
 than the Consideration/agreed Market value.

Collector Under Indian Stamp Act
 Joint Sub-Registrar
 A. C. Narasimha

1 వ పుస్తకము 1939 పంక్తి (కా. శ. 1921)
 పు 2829 నా జమీన్ డిక్లెయర్ చేయబడిన పొత్తులను
 నిమిత్త గుర్తింపు నా.బరు. 1607.1 28291339
 అవ్వబడుచున్నది.
 1999 నం. ఫస్ట్ లెన్ నం. 12 తేది

