



Sl No. 400 Date 19-2-88 Rs. 1

Sold to G. Suresh
 S/o G. Narayana Rao
 For Whom Methodist Complex

(D)

G. Sree Rama Murthy
 STAMP VENDOR (L NO: 37/67)
 Renewal No. 24/87
 6549, Rashtrapathi Road
 SECUNDERABAD - Methodist
 Builders - Methodist
 Complex

CHF
 Shop 32
 325 BUX Modi

VS Moty
 22/2/1988
 BUDGET

AGREEMENT

Handwritten initials

THIS AGREEMENT made at Hyderabad (A.P) the 22nd day of FEBRUARY 1988 between MODI BUILDERS- METHODIST COMPLEX and M/S. MODI ENTERPRISES partnership firms having the same constitution and having their office at 1-10-72/2/3, Begumpet Hyderabad A.P. hereinafter for conveniences sake jointly referred to as the "LESSORS" (which expression shall, unless it be repugnant to the context or meaning thereof, include their successors and assigns of the ONE PART and MADICHETTY ANIL KUMAR, S/O MADICHETTY BALIAH, AGE: 21 YRS., RESIDING AT H. NO. 1-8-229/13 NATARAJAN COLONY, PENDERGHAST ROAD, SECUNDERABAD - 500003. herein after jointly referred to as the "LESSEES" (which expression shall, unless it be repugnant to the context or meaning include their successors and assigns) of the OTHER PART.

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Whereas the Lessor firms being the developers and sole tenants respectively, of the complex known as "METHODIST COMPLEX" situated on the premisses bearing municipal No. 5-9-189/190 Abid Road/Chirag Ali Lane, Hyderabad are interalia authorised by the owners Methodist Church in South Asia, from to obtain, from any persons of their choice, amounts by way of premium/goodwill/rent etc., on any terms they deem fit and proper without further referring to the Owners, and induct them into possession as Lessees of the relevant portions contracted for.

Satisfied with

M. Anil Kumar

Signature

P.T.O.

NOW THIS AGREEMENT WITNESSETH as follows:-

1. The lessor shall lease out and the lessee shall take on lease the premises bearing Unit No.32 (thirty two) on the Ground Floor in the said building, admeasuring about 325 sq.ft. of built up area, and described in more detail in the schedule hereto, hereafter referred to as the leased premises.
2. The lease shall commence from the end of fifteen days of a written notice being given by the lessor to the lessee.
3. The lessee shall pay to the lessor throughout the lease period by way of consideration of the lease an amount of Rs. 100/- (One hundred only) per month.
4. The lease shall be for a period of five years renewable at the option of the lessee every five 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 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:-
5. The lessee shall make with the lessor a deposit of Rs. 1,90,500/- (One lakh ninty thousand five hundred only) as follows:-

INSTALMENTS: (IN RUPEES)

1. 25,000/- (Twenty five thousand on or before Singning of this agreement.
2. 25,000/- (Twenty five thousand) on or before 28th February 1988.
3. 50,000/- (Fifty thousand only) on or before 31st March 1988
4. 50,000/- (Fifty thousand only) on or before 30th April 1988
5. 40,500/- (Forty thousand five hundred only) or or before 31st May 1988.

This deposit shall not carry any interest under any circumstances. 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 ~~possession~~ lease and on the lessee delivering to the lessor or its nominee/s vacant possession of the said 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. If the lessee fail to make payment as above, or delay in making payment, the lessor ~~or~~ shall have the right to terminate this agreement without notice to the lessee and forfeit the amounts paid, or may charge interest at the rate of 24% per annum on the amounts not paid or delayed. Time shall be essence of contract for these purposes.
8. Besides the above mentioned rent payable the lessee shall be liable to bear and pay all taxes, cess, fees, charges, consequential and other amounts that may be raised, levied, paid or payable to the Municipal Corporation of Hyderabad or anyother body, authority, govt, semi-govt 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.

M. Srinivas

*Witnessed by
Sateel mal*

9. The lease amount shall be paid by the lessee before the fifty day of each calendar month in advance to the lessor or his authorised agent.
10. The lessee shall permit the lessor and/or his agents to enter upon the property for inspection and examination the state and condition thereof.
11. 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 structure, shape and condition of the property in a manner that may adversely affect the construction of the entire building or that may cause nuisance or hindrance to the owners or other occupiers of the said building.
12. The lessee shall be liable to bear and pay the follows:- a. repairs to the property, b. licence and other fees, c. electricity charges, d. proportionate cost of all electrical installations like transformer, meter, generators, panel boards etc @ Rs. 28/- sq.ft. of built up area, e. proportionate insurance charges for the insurance of the building, f. maintenance charges @ 0.75 per sq.ft. per month of built up area (subject to increase from time to time).
13. 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 ~~the~~ other acts and things that may have to be done in future in this regard.
14. The lessee shall not do any business connected with liquor, or serve liquor, on the premises.
15. The lessee shall be entitled to put up 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 buildings.
16. 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 refuse therein and help maintain the building in good working atmosphere.
17. On fulfilment of all their obligations hereunder, the lessee shall be entitled to assign, transfer, sub-let, and/or give on leave and licence (including succession on death), their rights hereunder, 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.
18. The transferees/assignees of the lessee as mentioned above shall have the same rights and obligations as the lessee has mentioned hereunder.
19. The lessor shall have the right to carry on further construction on

M. Anil Kumar

Sahsi

cont...4

or in the said building as also any extension or annex 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 therefore.

20. This agreement shall be subject to the jurisdiction of the courts at Hyderabad only.

21. If the lessee has fulfilled all his obligations hereunder, and continues to do so in future, the lessor shall not terminate the lease.

22. In the event of cancellation of the tenancy agreement between the Owners and the lessor, the lessee performing his obligations hereunder, this agreement shall continue to be valid and the lessee shall continue to have the right to enjoy the premises and thereafter his obligations will be towards the owners.

SCHEDULE OF THE PROPERTY

- North : Common Passage
- South : Chirag Ali Lane
- East : Shop No 33
- West : Shop No. 31

WITNESSES

1.

LESSOR

1. *[Signature]*

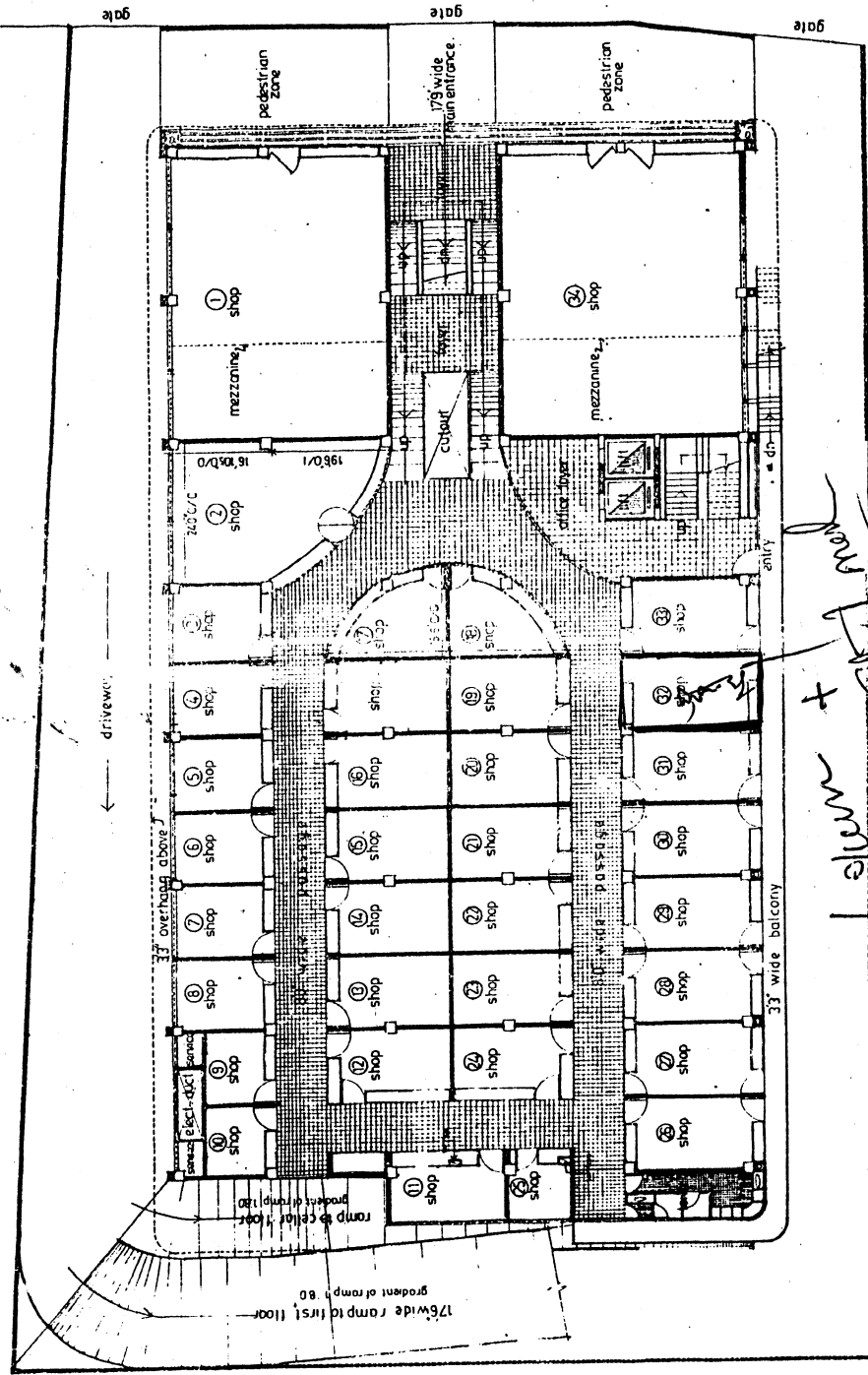
2.

LESSEE

2. *[Signature]*

[Signature]

Upper Ground Floor Plan



NOTE: drawing in details are subject to change.
 areas mentioned are built-up area and not carpet sizes.
 areas mentioned are built-up area and not carpet areas.

Handwritten notes:
 gate
 CHIRAG A.S. ANE.
 +
 gate

Shop Area : 140 Sq.ft - 2700 Sq.ft.