

1576/2011 (Duplicate)



13 JUN 2011

ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

SL.No.

18375

Date

3/6/2011

Rs.

100/-

SOLD TO:

FOR WHOM:

Shri Suresh Bajaj, Son of Late Parmanand Bajaj, aged 53 years, Occupation: business, C/o. Shiva Shakti Enterprises, R. P. Road, Secunderabad and Shri Soham Modi, Son of Shri Satish Modi, aged 40 years, Occupation: Business, R/o. Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad, hereinafter referred to as the LESSOR.

AM 784410
MOHAMMED AMEEN-UL HASSAN
LICENCED STAMP VENDOR
LIC. NO.16-03-11/1985
REN.NO.16-03-1/2011
H.NO.14-1-151, SITARAMPET,
HYDERABAD (SOUTH) DIST,
PH NO. 9885626657

LEASE DEED

This Deed of Lease is made and executed on this the 30 day of June 2011 at S. R. O. Red Hills, Hyderabad by and between:

M/s. MODI ENTERPRISES (owned by MODI BUILDERS METHODIST COMPLEX a partnership firm) having its office at 5-4-187/3 & 4, Second floor, Soham Mansion, M. G. Road, Secunderabad – 500 003, represented by its partners / authorized representatives Shri Suresh Bajaj, Son of Late Parmanand Bajaj, aged 53 years, Occupation: business, C/o. Shiva Shakti Enterprises, R. P. Road, Secunderabad and Shri Soham Modi, Son of Shri Satish Modi, aged 40 years, Occupation: Business, R/o. Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad, hereinafter referred to as the LESSOR.

AND

M/s. The Ismail Co-operative Credit Society Limited, having its office at 5-4-494, Chiragali Lane, Abids, Hyderabad – 500 001 represented by its President Mr. Noormohd Gilani, S/o. Late Jafferli Gilani, aged 56 and R/o. P. G. Road, Hanuman Sharan, Secunderabad., hereinafter referred to as the CONSENTING PARTY.

For M/s. MODI ENTERPRISES
Prop: M/s. Modi Builders, Methodist Complex,

SOHAM MODI

SURESH P. (BAJAJ)
(For and on Behalf of Partners)

As per signature
SHR: 114-252254
SUBA-400
SH

AND

MR. AHSAN PANJWANI, SON OF MR. SIRAJ PANJWANI, aged about 23 years, Occupation: Business, residing at H. No. 5-9-1113/401, Purnima Apartments, Gunfoundry (west), Hyderabad – 500 029. HEREINAFTER referred to as the LESSEE.

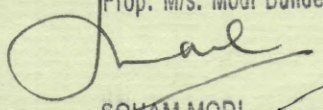
The terms LESSOR, CONSENTING PARTY and LESSEE whenever the context so requires shall mean and include all their legal heirs, successors in interest, legal representatives, administrators, assignees, nominees, etc).

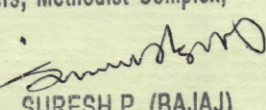
WHEREAS:

- A. M/s. The Methodist Church in India are the Owners of premises bearing No. 5-9-189/190, situated at Chirag Ali Lane, Abids Road, Hyderabad – 500 001, A. P.
- B. AND WHEREAS in pursuance of a registered deed of lease dated 19.4.1988, registered as Document No. 686 of 1990 before District Registrar Officer, 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, Abids Road, Hyderabad.
- C. 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;
- D. AND WHEREAS M/s. The Methodist Church in India had also executed a development agreement in favour of the LESSOR herein dated 9.1.1982 in pursuance of which the LESSOR herein had a right to take up construction on the lease hold site;
- E. AND WHEREAS in pursuance of the said development agreement dated 9.1.1982, the LESSOR herein has taken up and completed the construction by raising suitable structures thereon after obtaining sanction therefore from the Municipal Corporation of Hyderabad;
- F. 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. 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.
- G. 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 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 sub-tenancy shall continue to be in force and the subtenant(s) shall have the rights to enjoy the premises they have contracted and in such an event, his / her / their obligation will be towards the Church, the Landlord / Owner.”.

For M/s. MODI ENTERPRISES
Prop: M/s. Modi Builders, Methodist Complex,

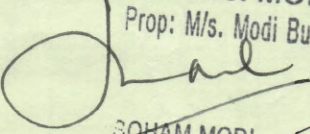

SOHAM MODI


SURESH P. (BAJAJ)
(For and on Behalf of Partners)

- H. Whereas Mr. Ameen Ali Bhimani, S/o Ali Mohd Age 46, R/o 5-7-367, New Agapura, Hyderabad – 500 001 had taken on lease Shop No. 11A, 25 & 25A admeasuring about 400 sft on the upper ground floor in the said building as per terms and conditions of the lease agreement dated 19th day of July, 2000, registered as document no. 2209/2000. Mr. Ameen Ali Bhimani availed a loan against the said lease hold rights of the said shop from the CONSENTING PARTY. The CONSENTING PARTY upon default in the said loan by Mr. Ameen Ali Bhimani has handed over the shops to the LESSEE herein. As per the understanding between the LESSEE and the CONSENTING PARTY, the LESSEE has cleared the dues of Mr. Ameen Ali Bhimani to the CONNECTING PARTY. The CONSENTING PARTY and the LESSEE have approached LESSOR for transferring the lease to the LESSEE. They have further requested that the LESSOR transfer the deposit of Rs. 4 lakhs made by Mr. Ameen Ali Bhimani in favour of the LESSEE.
- I. And whereas the LESSEE herein has taken a portion of aforesaid premises covered by the registered lease deed dated 19.07.2000 to an extent of about 400 sft of super built-up area on the upper ground floor which is in the nature of a Shops, bearing Nos.11A, 25 & 25A. Whereas the LESSEE is in the occupation of the said 400 sft of super built-up area on the upper ground floor for several years on a month to month tenancy and has been paying the rents to the LESSOR regularly and the receipt of which is admitted and acknowledged by the LESSOR.
- J. AND WHEREAS the LESSEE herein has already been put in possession of the said 400 sft. of super built up area as a tenant of the LESSOR herein and as a sub-tenant of M/s. The Methodist Church in India;
- K. AND WHEREAS the LESSEE has requested the LESSOR to execute a registered lease deed in its favour for about 400 sft of super built-up area bearing shop nos. 11A, 25, 25A on the upper ground floor of the building known as Methodist Complex bearing no. 5-9-189/190 situated at Chirag Ali Lane, Abids Road, Hyderabad and herein after referred to as SHOP. The LESSOR has agreed to execute a registered lease in favour of the LESSEE on the terms and conditions given hereunder:

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

1. The LESSOR herein does hereby granted into an agreement by way of lease / sub-lease to the LESSEE herein a portion of 400 sft of super built up area which is on the upper ground floor which is in the nature of a Shop Nos.11A, 25 & 25A, in the building known as Methodist Complex, bearing no. 5-9-189/190 situated at Chirag Ali Lane, Abids Road, Hyderabad, and which portion is the nature of a 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 'SHOP'.
2. The LESSOR herein confirms that the LESSEE herein is already in possession as a tenant / subtenant of the aforesaid '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 at no time and for no cause the lease shall be terminated, except the option of the LESSEE herein, during the subsistence of the aforesaid period.
4. The LESSEE is hereby deemed to have paid a sum of Rs. 4,00,000/- (Rupees Four Lakhs Only) as a refundable deposit to the LESSOR herein which shall carry no interest whatsoever. The LESSOR has hereby admits and acknowledges the receipt of the refundable deposit from the LESSEE.

For M/s. MODI ENTERPRISES
Prop: M/s. Modi Builders, Methodist Complex,

SOHAM MODI
SURESH P. (BAJAJ)
(For and on Behalf of Partners)

5. During the subsistence of this lease, the LESSEE herein shall be liable to pay a sum of Rs. 144/- (Rupees One Hundred and Forty Four Only) per month as rent. The lease shall be for a period of 30 years commencing from 1.08.2011. The said rent shall be revised every 5 years by increasing the same by 20% of the then existing rent payable by the LESSEE herein to the LESSOR herein.
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 '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, grant or sub-let or give on leave and license the '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. 4,00,000/- (Rupees Four Lakhs Only) shall automatically stand transferred to such assignee or transferee etc.
9. It is agreed that the LESSEE herein shall not use the '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 'SHOP'.
10. The LESSEE herein shall also pay the municipal and other taxes payable for the 'SHOP' and other charges, if any, payable to any local authorities including the Municipal Corporation of Hyderabad. At present the property tax being paid by the LESSEE for the said SHOP is Rs. 5,000/- per annum.
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 subsistence of this lease, the LESSEE herein shall be entitled to occupy the '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 entrance to the building for egress/engressi and all other amenities and conveniences available in the said complex.
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 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 hindrance whatsoever.
15. 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. 4,00,000/- simultaneously with the LESSEE herein delivering vacant possession of the said 'SHOP'.

For M/s. MODI ENTERPRISES

Prop: M/s. Modi Builders, Methodist Complex

SHAM MODI

SURESH P. (BAJAJ)

(For and on Behalf of Partners)

16. 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 from 1.08.2011 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.

17. The CONSENTING PARTY and the LESSEE hereby agree to fully indemnify the LESSOR against any claims of what so ever nature made by Mr. Ameen Ali Bhimani or any other person claiming through him with respect to the premises mentioned herein.

SCHEDULE OF PROPERTY

All that portion admeasuring being 400 sq. ft. of super built up area on the upper ground floor bearing Shop Nos. 11A, 25 & 25A in premises bearing no. 5-9-189/190, situated at Chirag Ali Lane, Abid Road, Hyderabad, which is popularly known as METHODIST COMPLEX and which is shown within red boundaries in the plan annexed to this lease deed, and bounded on:

North	Shop No. 11
South	Passage & Toilets
East	8' common Passage
West	Driveway

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.

Note: This documents has two sets and this is the 2nd Set.

WITNESSES

1.

2.

For M/s. MODI ENTERPRISES
Prop: M/s. Modi Builders, Methodist Complex,
SOHAM MODI
(For and on Behalf of Partners)
Suresh Bajaj Soham Modi
(LESSOR)

Ahsan Panjwani
(LESSEE)

Mr. Noormohd. Gilani

(CONSENTING PARTY)



**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

FINGER PRINT
IN BLACK
(LEFT THUMB)

NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER

LESSOR:

M/S. MODI ENTERPRISES (OWNED BY
MODI BUILDERS METHODIST COMPLEX)
A PARTNERSHIP FIRM) HAVING ITS OFFICE AT
5-4-187/3 & 4, 2ND FLOOR, SOHAM MANSION,
M. G. ROAD, SECUNDERABAD - 500 003
REP. BY ITS PARTNERS / AUTHORIZED
REPRESENTATIVES

1. SHRI SURESH BAJAJ
S/O. LATE SRI PARMANAND BAJAJ
C/O. SHIVA SHAKTI ENTERPRISES
R. P. ROAD, SECUNDERABAD - 500 003

2. SHRI SOHAM MODI
S/O. SATISH MODI
R/O. PLOT NO. 280
ROAD NO. 25
JUBILEE HILLS
HYDERABAD

SPA FOR PRESENTING DOCUMENTS
VIDE DOC. NO. 36/BKIV/2009 Dt: 30.03.2009:

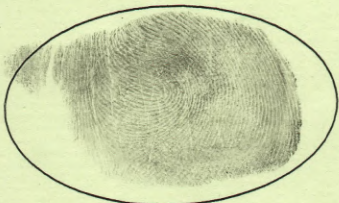
MR. K. PRABHAKAR REDDY
S/O. MR. K. PADMA REDDY
(O). 5-4-187/3 & 4
II FLOOR, SOHAM MANSION
M.G. ROAD
SECUNDERABAD -500 003.

CONSENTING PARTY:

**M/s. THE ISMAIL CO-OPERATIVE CREDIT
SOCIETY LIMITED**, HAVING ITS OFFICE AT
5-4-494, CHIRAGLI LANE, ABIDS, HYDERABAD,
REPRESENTED BY ITS PRESIDENT
REP. BY ITS PARTNERS:
MR. NOORMOHD GILANI
S/O. LATE JAFFERALI GILANI
R/O. P. G. ROAD, HANUMAN SHRAN
SECUNDERABAD.

LESSEE:

MR. AHSAN PANJWANI
S/O. MR. SIRAJ PANJWANI
R/O. H. NO: 5-9-1113/401
PURNIMA APARTMENTS
GUNDOURNDY (WEST)
HYDERABAD - 500 0029



SIGNATURE OF WITNESSES:

1.

Soham Modi

Suresh P. Bajaj
SOHAM MODI SURESH P. (BAJAJ)
(For and on Behalf of Partners)

REGISTRATION PLAN SHOWING

SHOP BEARING NOS. 11A, 25 & 25A ON UPPER GROUND FLOOR

BEARING PERMISES NO. 5-9-189/190, POPULALY KNOWN AS "METHODIST COMPLEX"

SITUATED AT

CHIRAG ALI LANE, ABIDS ROAD, HYDERABAD

LESSOR:

M/S. MODI ENTERPRISES (OWNED BY MODI BUILDERS METHODIST COMPLEX), REP. BY

1. SHRI SURESH BAJAJ, SON OF LATE SRI PARMANAND BAJAJ

2. SHRI SOHAM MODI, SON OF SHRI SATISH MODI

CONSENTING PARTY:

M/s. THE ISMAIL CO-OPERATIVE CREDIT SOCIETY LIMITED, REP. BY ITS PRESIDENT

MR. NOORMOHD GILANI, SON OF LATE JAFFERALI GILANI

LESSEE:

MR. AHSAN PANJWANI, SON OF MR. SIRAJ PANJWNAI

REFERENCE:

AREA:

400

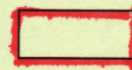
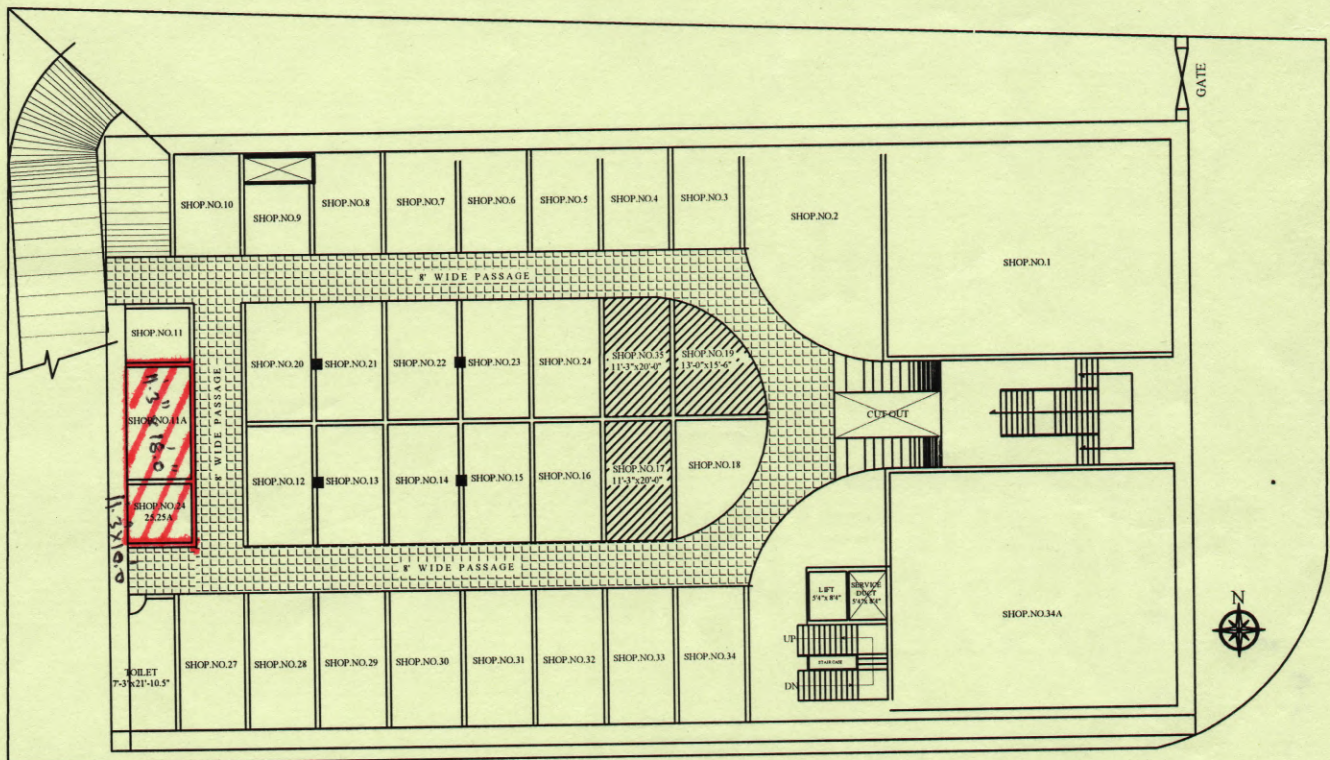
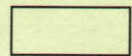
SCALE:

SFT

OR

INCL:

SQ. MTRS.

**EXCL:**

CHIRAG-ALI LANE

ABIDS MAIN ROAD

For M/s. MODI ENTERPRISES
Prop: M/s. Modi Builders, Methodist Complex,

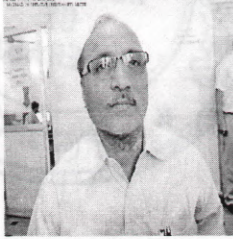
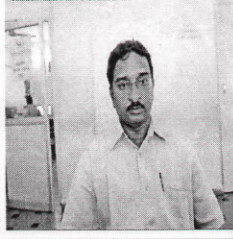
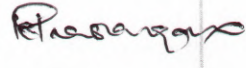
Photographs and FingerPrints As per Section 32A of Registration Act 1908

C.S.No./Year: 1614/2011 of SRO: 1607(HYDERABAD (R.O))

Presentant Name(Capacity): SURESH BAJAJ(OT)

Report Date: 01/07/2011 12:38:29

This report prints Photos and FPs of all parties

SINo .	Thumb Impression	Photo	Name and Address of the Party	PartySignature
1			(LE) AHSAN PANJWANI 5-9-1113/401,PURNIMA APTS,GUNFOUNDRYHYDERABAD	
2			(LR) M/S.ISMAIL CO-OPERATIVE CREDIT SOCIETY LILITED 5-4-494,CHIRAGALI LANE,ABIDSHYDERABAD	
5			(LR) SOHAM MODIREPBY K.PRABHAKAR REDDY AS SPA [R] M/S.MODI ENTERPRISES M.G.RDSECUNDRABAD	

Identified by

Witness 1

Witness 2

Photos and TIs

captured by me

Capture of Photos and TIs

done in my presence

I వ పుస్తకము.....1576.....సం॥ 2011

దస్తావేజుల మొత్తము కాగితముల సంఖ్య..8

2011 వ సం॥ జులై నెల..01 తాతకాగితముల పరుస సంఖ్య.....1

1933 వ. శా.శ. లా.క. మాసం..10.....తేది

పగలు.....12.....మరియు.....1.....గంటల

మధ్య హైదరాబాద్ రిజిస్ట్రారు ఆఫీసులో

శ్రీ..K. Prabhakar Reddy (S.P.A. No. 100)

రిజిస్ట్రేషన్ చట్టము 1908లోని సెక్షన్ 32, ఎ ను

అనుసరించి సమర్పించబడిన ఫోటోగ్రాఫులు మరియు

వేలిముద్రలతో సహా దాఖలుచేసి రుసుము

రూ॥.....100/-.....చెల్పినవారు.

పాని తాగిన ప్రతి నిమిషము

Name:

K. Prabhakar Reddy Occupation Service

P.O. S-6-187/1344 M.G. Road Secbad

Address proof of the party verified with Pan card

its distinct No: AWPSPST06 issued by Income Tax (auth.)

Name: Noor Mohammed Gilani

P.O. Late Jaffer Ali Khan Occupation Business

P.G. Road, Hanuman Sharan, Secbad

Address proof of the party verified with Pan card

its distinct No: AEEPGB135L issued by Income Tax (auth.)

Name: Ashen Panjwani

P.O. Siraj Panjwani Occupation Business

S-9-1113/401, Purnima Apts, Gunfoundry

Address proof of the party verified with Driving Licence

its distinct No: DLAP0099522009 issued by RIA-Hnd-L2 (auth.)

Name: Shiraj Panjwani

P.O. K. Panjwani Occupation Business

S-9-1113/401, Purnima Apts, Gunfoundry, Hnd

Address proof of the party verified with Driving Licence

its distinct No: DLAP009302912008 issued by RIA-Hnd-L2 (auth.)

Name: Navshah Samani

P.O. Mehendi Bhai Occupation Business

C.S. Lab Karimnagar Colony, Chirag Ali, Rampally

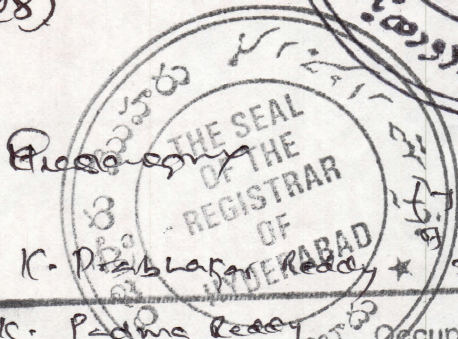
Address proof of the party verified with Driving Licence

its distinct No: DLAP0092850908 issued by RIA-Hnd-L2 (auth.)

2011 వ సం॥ జులై నెల..01 వ తేది

1933 శా.శ. సం॥ లా.క. మాసము 10 వ తేది జాయింట్ సబ్ రిజిస్ట్రారు-!

DINESH DATAR



1. Sali
2. Paustod

Iవ పుస్తకము.....1576.....సం॥ 2011

దస్తావేజుల మొత్తము కాగితముల సంఖ్య.....8

ఈ కాగితముల వరుస సంఖ్య.....2

జాయింట్ సబ్ రిజిస్ట్రారు-1

Certified that the following amount have been paid in respect of this document:

Sl. No.	Description of fee/duty	In the form of					TOTAL
		Stamp papers	Challan u/s 41 of I.S Act.	Cash	Stamp duty u/s 16 of I.S Act.	DD/BC/Pay order	
1	Stamp Duty	100	—	1800	—	—	1,900
2	Transfer Duty	—	—	—	—	—	—
3	Recon fee	—	—	100	—	—	100
4	Legal charges	—	—	100	—	—	100
	TOTAL	100	—	2000	—	—	2,100

Iవ పుస్తకము 2011 సం॥ (కా.శ.....1933.....)

1576.....నెంబరుగా రిజిస్టరు చేయబడి

స్టానింగ్ నిమిత్తం గుర్తింపు నెంబరు.....1607 -

I- 1576 - 2011..... ఇవ్వడమైనది.

2011 సం॥ జూలై నెల 01 వ తేది.....

రిజిస్ట్రారింగ్ అధికారి
DINESH DATAR

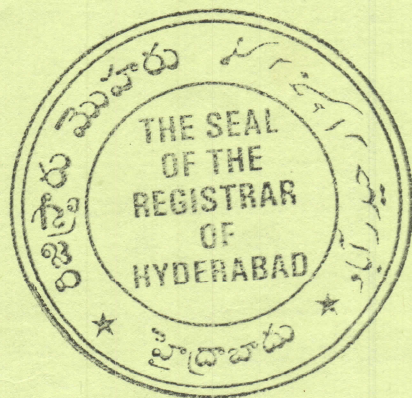
DUPLICATE

Administrative Blot

- 2012.

Compared
Compared

Date 1/7/2012



I పుస్తకం 2011 సంవత్సరం దస్తావేజు నెం. 1576

ఫలించెంటు దాఖలు పరచిన కాగితముల సంఖ్య 8

సబ్ రిజిస్ట్రార్ ఇతరపరచిన కంప్యూటర్ ద్వారా వచ్చిన

సెక్షన్ 32 A ఫారములు సంఖ్య 1

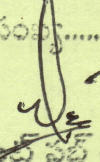
మొత్తం కాగితముల సంఖ్య 9

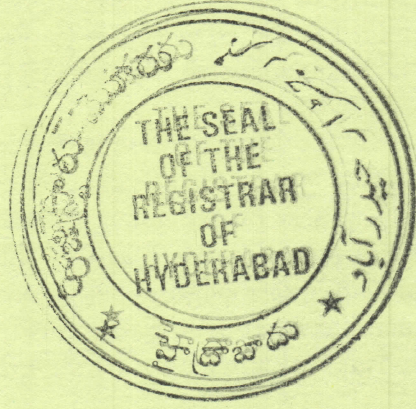
Sub-Registrar-1
A.O. Hyd.

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దస్తవేజుల మొత్తము కాగితముల సంఖ్య.....8

ఈ కాగితముల వరుస సంఖ్య.....3


జాయింట్ సెక్ రెజిస్ట్రారు-1



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