



Sl. No. 2368524/6182 101 -
 Sold to Mr. A.R. Vaman Rao & A. Ray Gopal
 For Modi Builders. R/O 1/7/87
 Sub-Registrar Supdt.
 & Ex-Officio J. P. Vande
 G. S. O. Hyderabad.

A G R E E M E N T

THIS AGREEMENT made at Hyderabad (A.P) the 27th day of June 1987 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 convenience 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 Mr. Vootla Appa Rao (Karta of HUF), s/o.Mr. Chalmiah residing at 1-1-6/7 Sardar Patel Road, Secunderabad-500 003 hereinafter referred to as the "LESSSEES" (Which expression shall, unless it be repugnant to the context or meaning include their successors and assigns) of the OTHER PART.

Whereas the Lessor firms being the developers and sole tenants, respectively, of the complex known as "METHODIST COMPLEX" situated on the premises bearing Municipal No.5-9-189/190 Abid Road/Chirag Ali Road, Hyderabad are interalia authorised by the owners Methodist Church in South Asia, 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.

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Modi V/S
Vootla Appa Rao
27/6/87
1250/44
2nd copy

NOW THIS AGREEMENT WITNESSETH AS FOLLOW:

1. The Lessee herein agrees to take on lease the unit No.2 in Methodist Complex on III (3rd) floor more particularly marked in the plan annexed hereto. *Measuring Approx. 1250 sq ft. (One thousand two hundred and fifty square feet)* *Handwritten: 1250 sq ft*
2. The period of lease shall commence from the date the tenanted premises are ready for occupation.
3. The monthly rent payable shall be Rs.125/- (Rupees One hundred and twenty five only) per month, payable on or before 5th of each month in advance.
4. The initial lease period will be for 5 years renewable at the option of the Lessee every 5 years at an increase in rent by 20% other terms remaining un-altered. In case the Lessee does not intimate his decision to terminate this contract in writing 6 months before expiry of the said period, the lease shall be deemed to have been automatically renewed at the terms and conditions mentioned hereto.
5. The rights and obligations of the Lessee shall be as under:
 - a) To pay to the Lessor in advance regularly every month, ~~on~~ or before the 5th day of each English Calender Month, the above monthly amount and increase aforesaid:
 - b) To pay all charges for electricity consumed in or upon the Tenanted premises as shown by the ^{separate} metre or metres thereof to pay the rent ^{of other charges} of such metre or metres:
 - c) To pay to the Lessor or if they so direct to the authorities directly or to contribute as the case may be, at actuals, the monthly taxes and other charges and/or cesses of the Public Authorities in respect of the Tenanted Premises. Such payment shall be made punctually and regularly, as and when the same become due:
 - d) To keep the said premises in good order and condition (reasonable wear and tear, damage fire, earthquake or tempest or other irresistable forces or accident excepted) and to contribute towards the upkeep of the lifts stair-cases, landing and other common spaces:
 - e) To use the said premises for commercial purposes and/or other purposes permissible by law:

Handwritten: Satish Mohi

Handwritten signature

Handwritten signature

Contd..3

- f) To permit the owner and the Lessors or their agents to enter into and upon the said premises at all reasonable times, (after giving not less than 36 hours previous notice in writing except in the case of emergency), for all reasonable purposes.
- g) The Lessee shall be entitled to bring in and install their own furniture, fixtures and fittings, including air-conditioners and other equipment and also to carry out renovations and interior decorations in the said premises.
- h) The Lessee shall be entitled to assign, transfer, sub-let and/or give on leave and licence the said premises or any part thereof for such considerations as the Lessee may consider proper (subject to the terms and conditions of this agreement), and for which no consent of the Owner or the Lessor shall be required.

6. IT IS HEREBY AGREED AND DECLARED THAT :

- a) The Lessee shall be entitled to make use of the lifts that may be installed in the building;
- b) The Lessee shall be entitled to make use of the staircases landings and common entrances of the building for ingress and egress to the said premises.

7. The Lessee has also agreed to pay the undermentioned instalments in addition to the monthly rent by way of cost/premium/profit interest to the Lessors herein

INSTALMENTS:

1. Rs. 31,250/- On Signing of this Agreement.
2. Rs. 73,000/- On 15th July, 1987
3. Rs. 73,000/- On 15th August, 1987
4. Rs. 73,000/- On 15th September, 1987

8. In view of substantial amount paid as stated above the Lessor shall not terminate the lease so long as the Lessee herein or their successors or assigns/transferee continues to perform their obligations under this agreement and exercises their option to renew at the specified increase as aforesaid. In case of assignment/transfer etc. the Lessee herein and their assigns/transferee will be jointly and severally responsible for their performance of the terms and conditions and obligations under this agreement.

[Signature]

Condttd..4

Satish Moh

[Signature]

9. The Lessor reserves the right to carry out any further construction on the said property viz:bearing Municipal No.5-9-189/190 Abid Road/Chirag Ali Lane, Hyderabad as also may extension to the already constructed structure viz:"Methodist Complex" as and when they so desire and the Lessee shall not object to the same and shall extend full co-operation to the Lessor for the same.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands the day and year first hereinabove written.

SCHEDULE ABOVE REFERRED TO
(Description of the Premises)

NORTH	:- Common Passage
EAST	:- Abid Road
SOUTH	:- CHIRAG ALI LANE
WEST	:- Office No.1

SIGNED AND DELIVERED BY THE
within named Lessor) MODI
BUILDERS - METHODIST COMPLEX
in the presence of

[Signature]

(P.H. BASAJ)

SIGNED AND DELIVERED by the
within named Lessee Mr. V. APPARAO
in the presence of

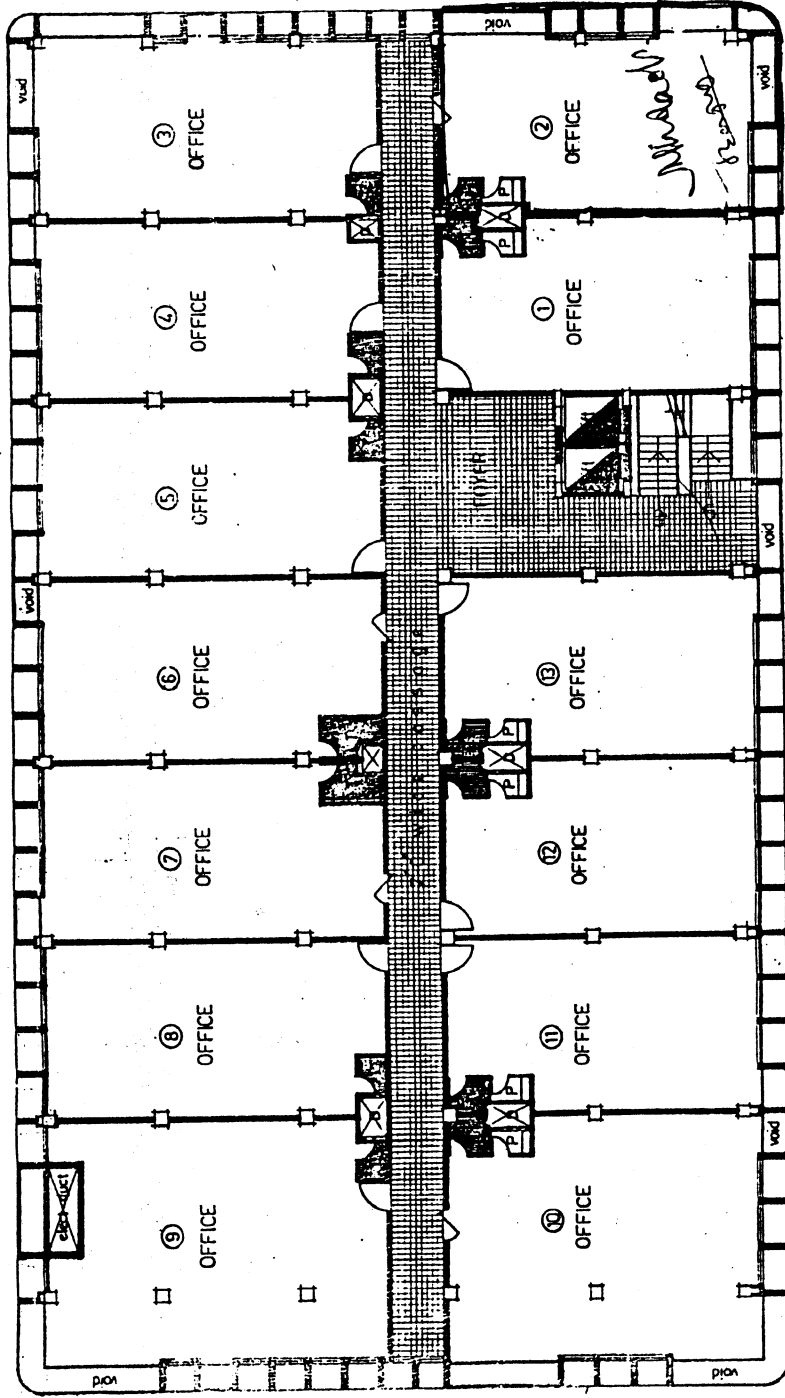
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WITNESS:

Witness.

[Signature]

(R.B. SHARMA)

1. *Satish mudi*
2. *[Signature]*



NOTE: drawing in details are subject to change.
 • sizes mentioned are built-up and not carpet sizes.
 • areas mentioned are built-up area and not carpet area:
 • T-bulb P-pantry D-duct

typical floor plan (III Floor)

1:12.0

scale



methodist complex
 a shipping office complex at abids hyderabad a.p

Approved