



62292

..... 22/9/93 .....

..... Nazim Anwar Virani S/o. Anwar H. Virani  
R/o Hyd/road

.....

Self

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.....

### LEASE AGREEMENT

This Agreement is executed on this the 1st day of September, 1993 at HYDERABAD by and between:

MESSRS MODI ENTERPRISES (Owned by Messrs MODI BUILDERS METHODIST COMPLEX) a partnership firm, having its office at 1-10-72/2/3, Begumpet, Hyderabad and represented by its partners, SHRI SATISH MODI & SHRI SURESH BAJAJ.

Hereinafter referred to as the party of the FIRST PART.

A N D

NAZIM ANWAR VIRANI S/o. Anwar Virani, Aged 19 years, Occup: Student, R/o. Flat No:98, Karimabad Coop. Housing Society, Chairag Ali Lane, Hyderabad-500 001.

Hereinafter referred to as the party of the SECOND PART.

LESSOR

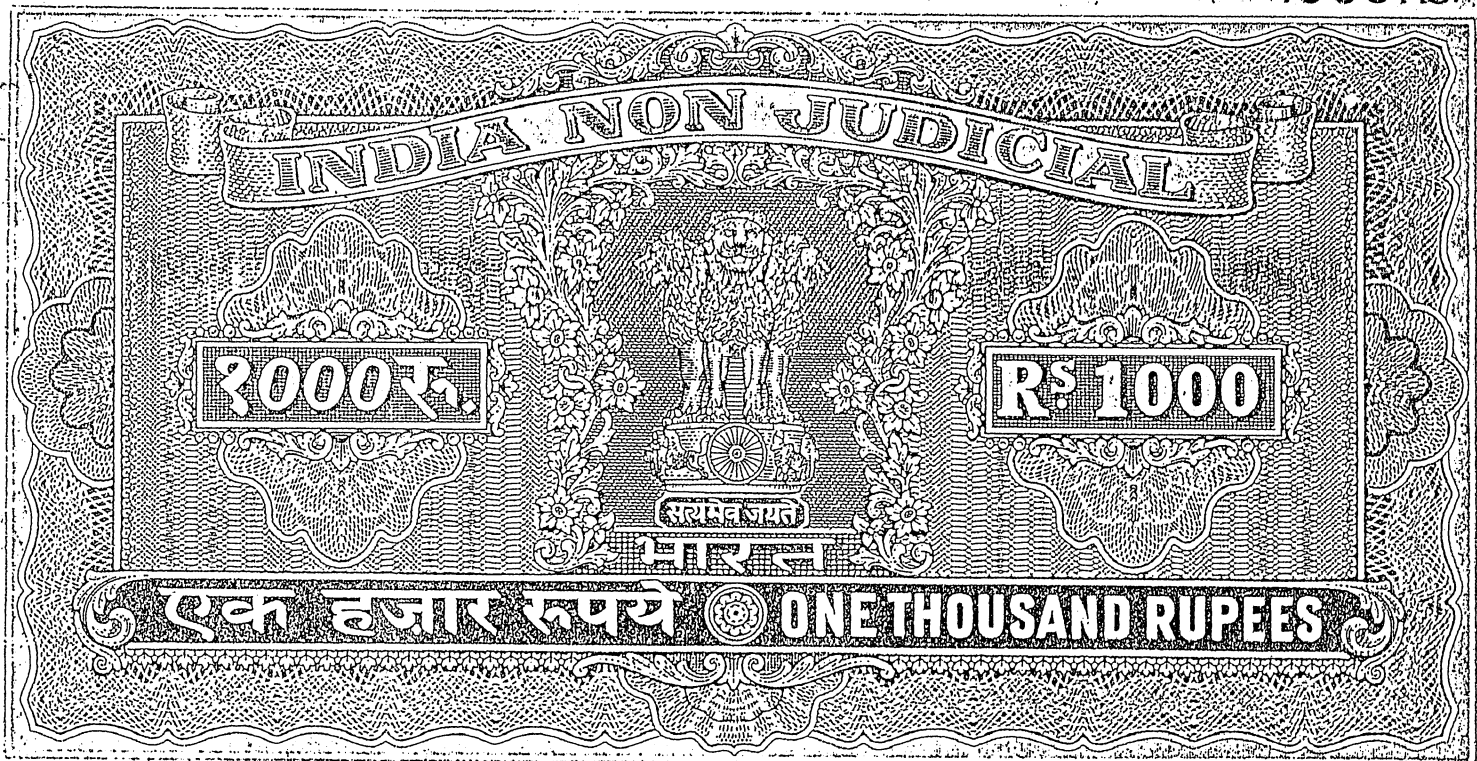
*Satish Modi*

LESSEE

...2...

(D)

LEG-Shop 3/3  
664 SBV4



62223 తేది 27/9/93 రూ॥ 1000/-  
రమణ సరఫరా

కాపాడు Nazim Anwar Vichani S/o Anwar H. Vichani  
R/o Hyderabad

ఎవరి కొరకు ..... Self .....

జుబ్బరిపాడు, పర్యవేక్షకులు  
జుబ్బరిపాడు ఎక్స్-అఫీషియో స్టాంపు సెంటరు  
జుబ్బరిపాడు, రోడ్డులయిన, సాదాగాదు

$$: 2 :$$

The expressions party of the FIRST PART and party of the SECOND PART shall, unless repugnant to the context, include their respective heirs, legal representatives, successors and assignees.

WHEREAS:

A: The LESSOR is the sole tenant of a building complex bearing the name METHODIST COMPLEX (the said building) situated at 5/9/189/90, Chirag Ali Lane, Abids, Hyderabad having got its rights of tenancy under an agreement, registered as document No.686/90 on 19.4.88 with the registrar of Hyderabad, from the Methodist Church in India, (Owners) the owners of the land on which the building is constructed.

B. Under the said agreement, the lessor has the right to transfer its rights of tenancy in the whole or any part of the building to any persons of their choice on such terms and conditions as it may deem fit and proper without requiring the giving of a notice to the Owners or taking their permission to do so.

C. The lessee was desirous of taking on lease a part of the said building and the lessor hereto agreed to do so for consideration and on the following terms and conditions;

LESSOR

LESSEE



62284  
रुपये 500/-  
दिनांक 27/9/93

नाम Nargan Anand Mehta S/o Anand H. Vihani  
R/o Hyol' road

व्यक्ति Self

हस्ताक्षर, पद  
व्यक्ति, पद  
व्यक्ति, पद

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# WITNESSETH:

1. The lessor has leased out and the lessee has taken on lease the premises bearing OFFICE NO:31/3 on the Lower Ground Floor in the said building admeasuring about 664 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 shall commence from 1st day of September 1993.

3. The lessee shall pay to the lessor through out the lease period by way of consideration of the lease an amount of Rs.165/- (RUPEES ONE HUNDRED AND SIXTY FIVE ONLY) per month for the leased premises.

4. The lease shall be for a period of 25 years renewable at the option of the LESSEE, at an increase in rent of 20% every 5 years 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 including this clause for renewal.

LESSOR

LESSEE



62225  
 62225 27/9/93 500/-

Nazim Amjad V. V. S/o Anwar H. V. V.  
 R/o Hyd tract

27/9/93 500/-

చిట్. విజ్ఞప్తి, వర్తక వేక్షకులు  
 తదియ ఎక్స్-అఫీషియో స్టాంపు సెంటరు  
 చ. స్టాం. కార్యాలయము, హైదరాబాదు.

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5. The lessee shall use the premises for lawful commercial purpose only.

6. 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.

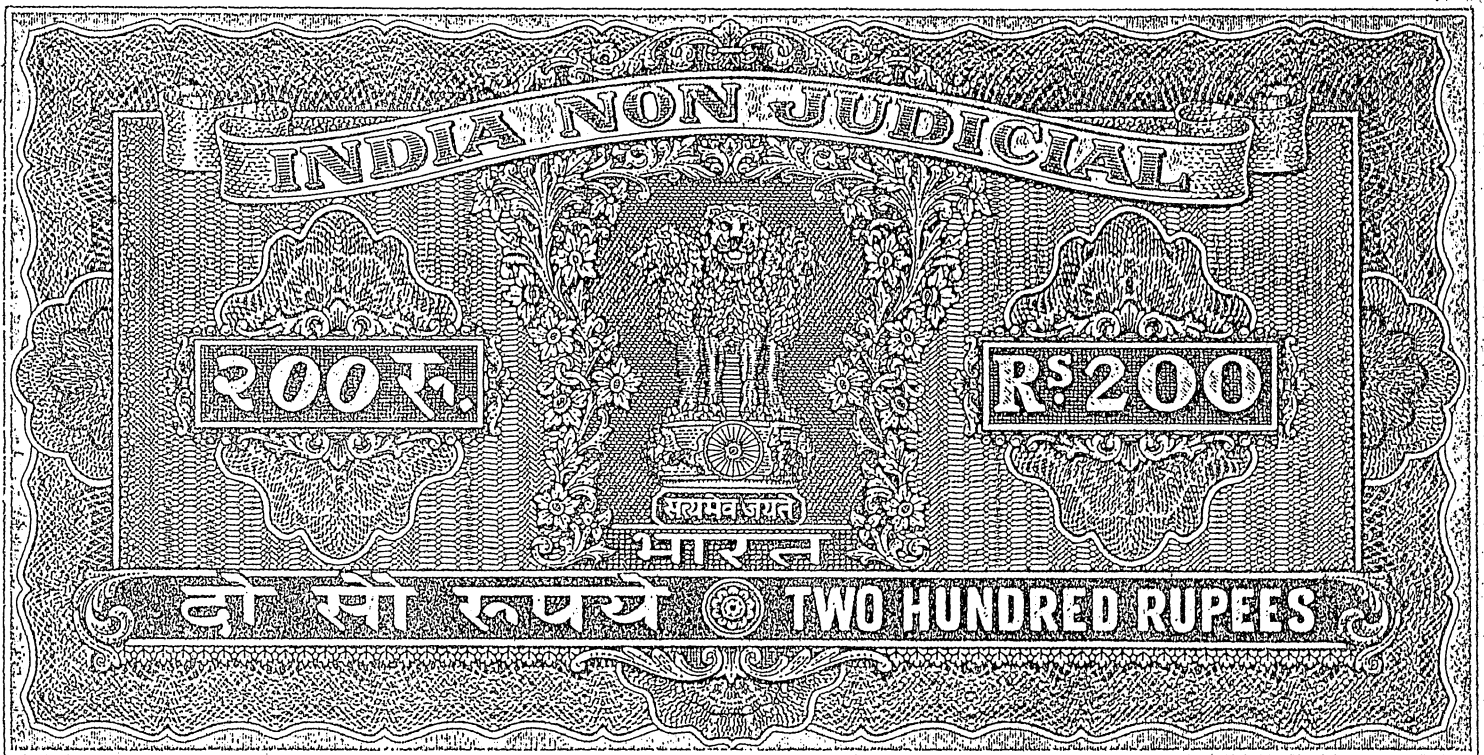
7. The lease amount shall be paid by the lessee before the fifth day of each calendar month in advance to the lessor or his authorised agent.

8. 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.

9. 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 effect the construction of the entire building or other occupiers of the said building, but is entitled to make such additions

LESSOR

LESSEE



62216  
 (Date) 27/8/93 200/-

Nazim Amroli Medani s/o Amroli H. Medani  
 R/o Hyd

ಎಸಹ ಕಾರಣ ..... S. L. J.

ಬಹು. ರಿಜಿಸ್ಟ್ರಾರ್, ಪರ್ಯವೇಷಣೆ  
 ಕೆ. ರಿ. ಎಕ್ಸ್-ಆಫೀಸಿಯಾ ಸ್ಥಾಪನೆ  
 ಕೆ. ಸ್ಥಾ. ಕಾರ್ಯಾಲಯ, ಪ್ರಾದರಣ

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or alterations or 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.

10. The lessee shall be liable to bear and pay the following:

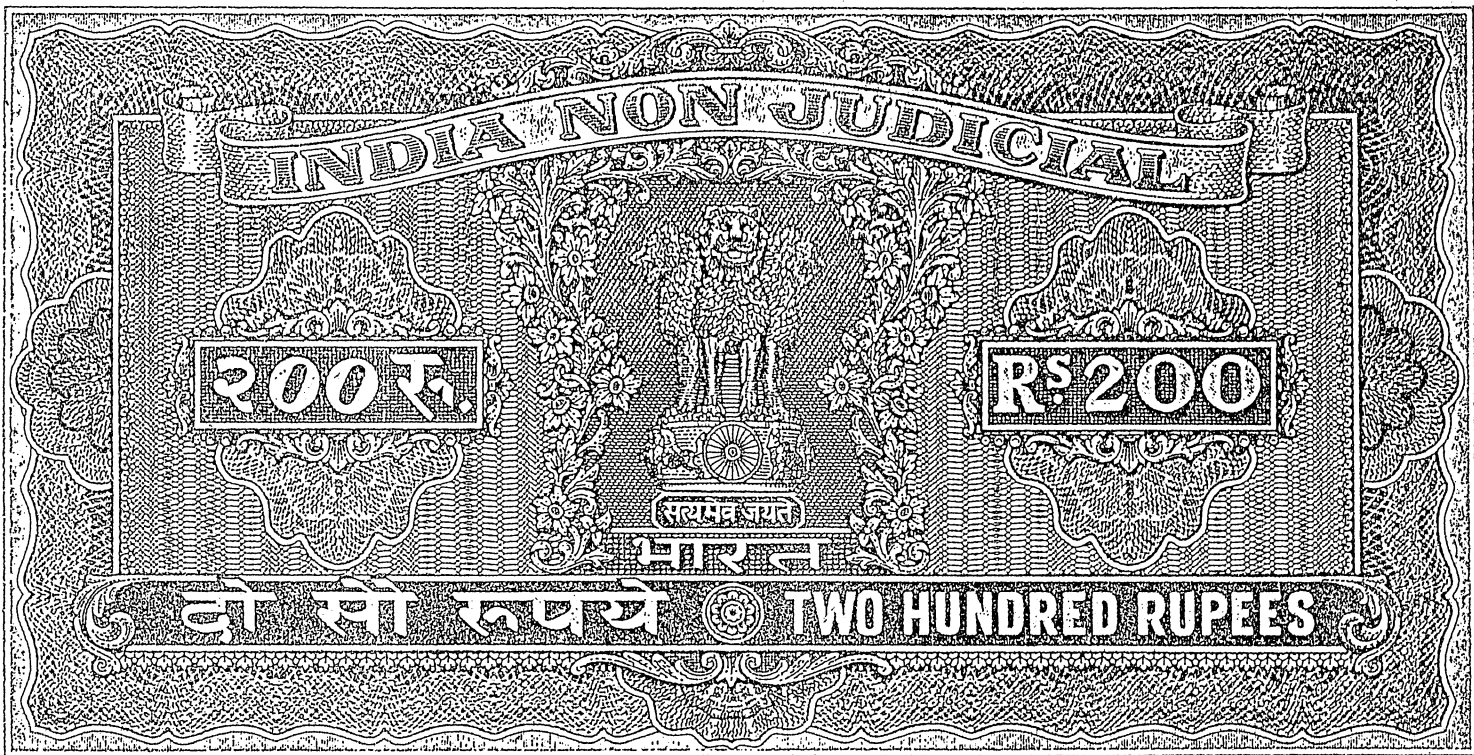
a) repairs to the property, b) licence and other fees, c) electricity charges, d) proportionate insurance charges for the insurance of the building and maintenance charges. In case the above cited payments including monthly regular payments in clause (3) and clause (7) are delayed the lessee shall be liable to pay interest at the rate of 30% p.a. on all such delayed payments. The lessor shall not be entitled to terminate the lease.

11. 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 other acts and things that may have to be done in future in this regard.

12. The lessee shall not do any business connected with liquor, or serve liquor, on the premises.

LESSOR

LESSEE



62297  
 గ్రంథ సంఖ్య ..... తేదీ 27/9/93 రూ. 2.00/-

ಕರ್ತೃ: Nazim Anwar V. Sani S/o Anwar H. V. Sani

R/o Hyd

వివరి కొరకు

Self

శ్రీమంత్రిజిషాదు, వర్యవెక్షకులు

తీరియు ఎక్కు-అపీషయో స్థాంపు వెండ్రు

జ. పౌం. కార్యాలయము, హైదరాబాదు

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13. 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 building.

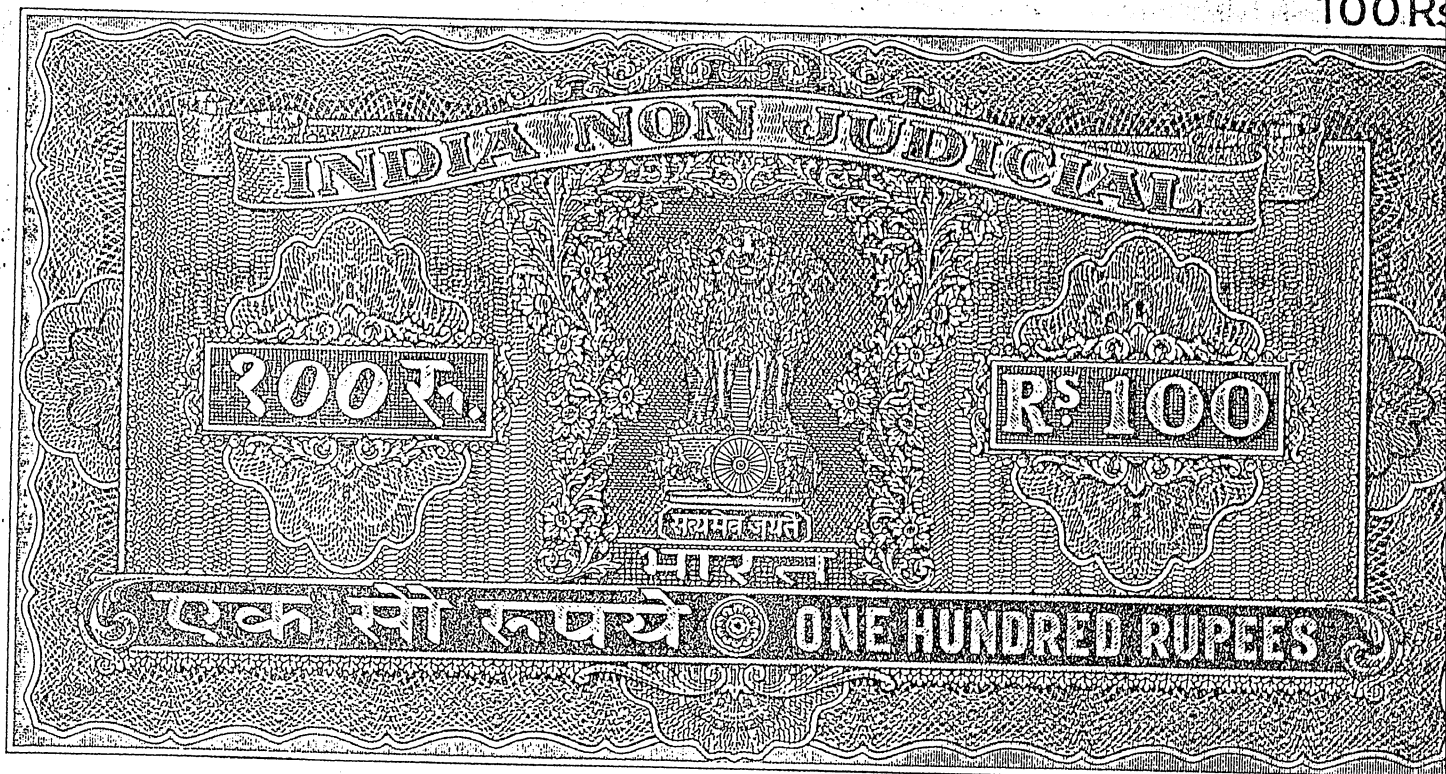
14. The lessee shall be entitled to use the common services of the building including the lifts, staircases. The lessee shall be liable to maintain the common areas in good and decent condition, not to throw dirt or refuse therein and help maintain the building in good working atmosphere.

15. Subject to the fulfilment of all their obligations stated herein, the, lessee shall be entitled to assign, transfer, sub let, and/or give on leave and licence (including succession on death), their rights stated herein, 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.

16. The transferees/assignees of the lessee as mentioned above shall have the same rights and obligations as the lessee has mentioned herein.

LESSOR

LESSEE



62288

తేదీ 27/8/93 నా 100/-

కొల్లూరి నాజీమ్ అనూహ్ వేదాని S/o Anwar H. Vedaani రిజిస్ట్రార్, వర్య వెడదూరు  
R/o Hyderabad  
అవర కొరకు Self తన వ్యవహారాలకు సంబంధించి  
అ.ప్రొ. కార్యాలయం, హైదరాబాద్.

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17. 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.

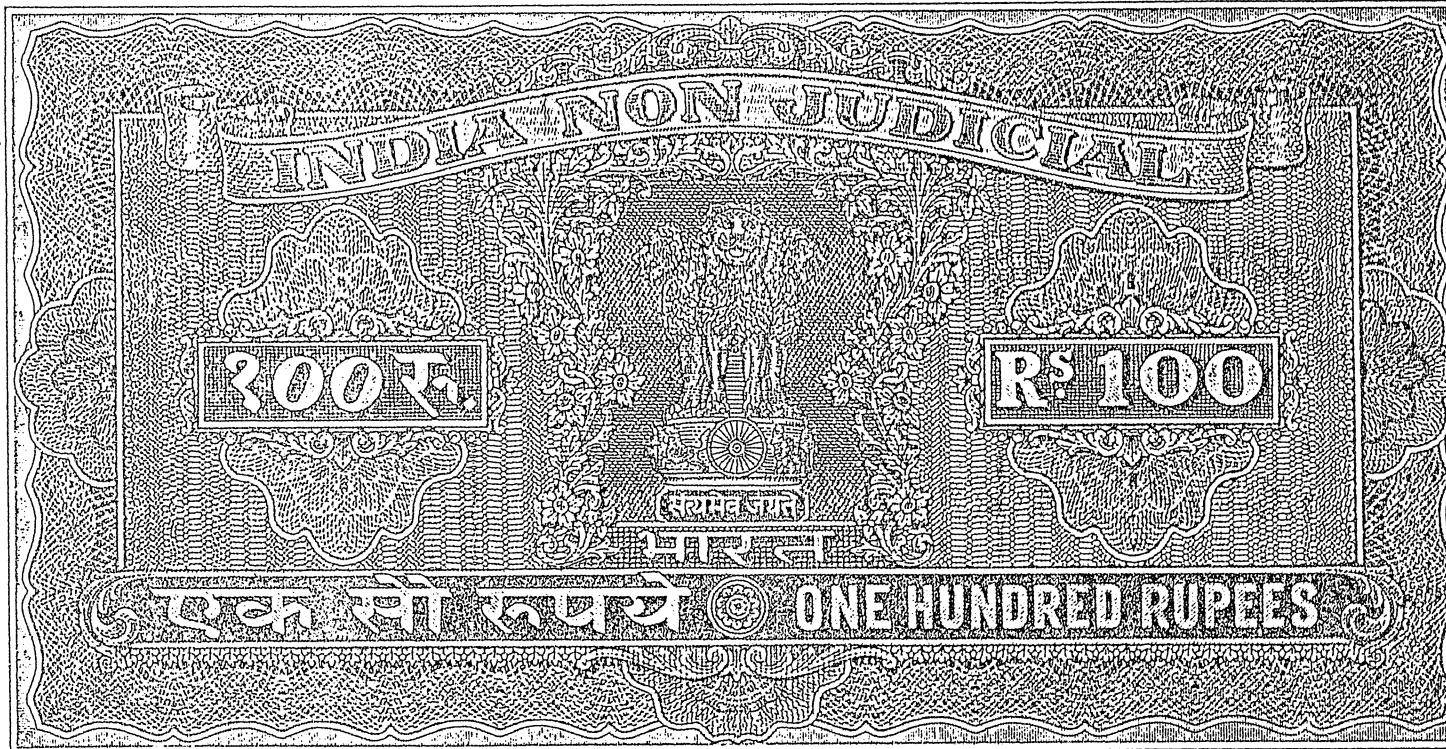
18. All disputes, differences and questions arising out of or in relation to or in any way concerning or touching this agreement, shall be referred to the arbitration, determination and award of two arbitrators, one to be appointed by each party, and such Arbitration shall be at Hyderabad and the Arbitration shall be in accordance with the provisions of the Arbitration Act of 1940 or any other statutory modification thereof, and the obtaining of an award as a result of such Arbitration shall be a condition precedent to the obtaining of any relief in any other court of law.

LESSOR

*Satish Moh*

LESSEE





6-2300  
 (रुपये) 27/2/93 रकम 100/-

कालदास नारायण अमरावती नारायण S/o Anuradha H. Narayan  
 R/c Hyd

अपराध कर Selg

नरेश्वर शिवाजी, मध्य प्रदेश  
 मुरारि मठ, अमरावती, प्लांटिंग में  
 न.प्लांटिंग, कारागार, मुरारि मठ.

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#### SCHEDULE OF THE PROPERTY

All the OFFICE NO:31/3 on the lower ground floor in  
 METHODIST COMPLEX, Abids, Hyderabad, admeasuring  
 about 664 Sq. ft. of super built up area and bounded  
 by:-

|       |   |                 |
|-------|---|-----------------|
| EAST  | : | Shop No:30.     |
| WEST  | : | Open Drive Way. |
| NORTH | : | Electric Room.  |
| SOUTH | : | Shop No:31/2.   |

#### WITNESSES:

1. P. N. Somani (P.N. Somani)

2.

Hussain Ali H. Likhani

#### LESSOR

1.

Satish mal

2.

#### LESSEE

(Signature)

# REGISTRATION PLAN OF SHOP NO 31/3 SITUATED IN LOWER GROUND

FLOOR, ADMEASURING 577.00 SQ. FT, AT METHODIST COMPLEX

ABID ROAD HYD-500001

LESSOR M/S: MODI ENTERPRISE

LESSEE: NAXIM ANWAR VIRANI/S/O

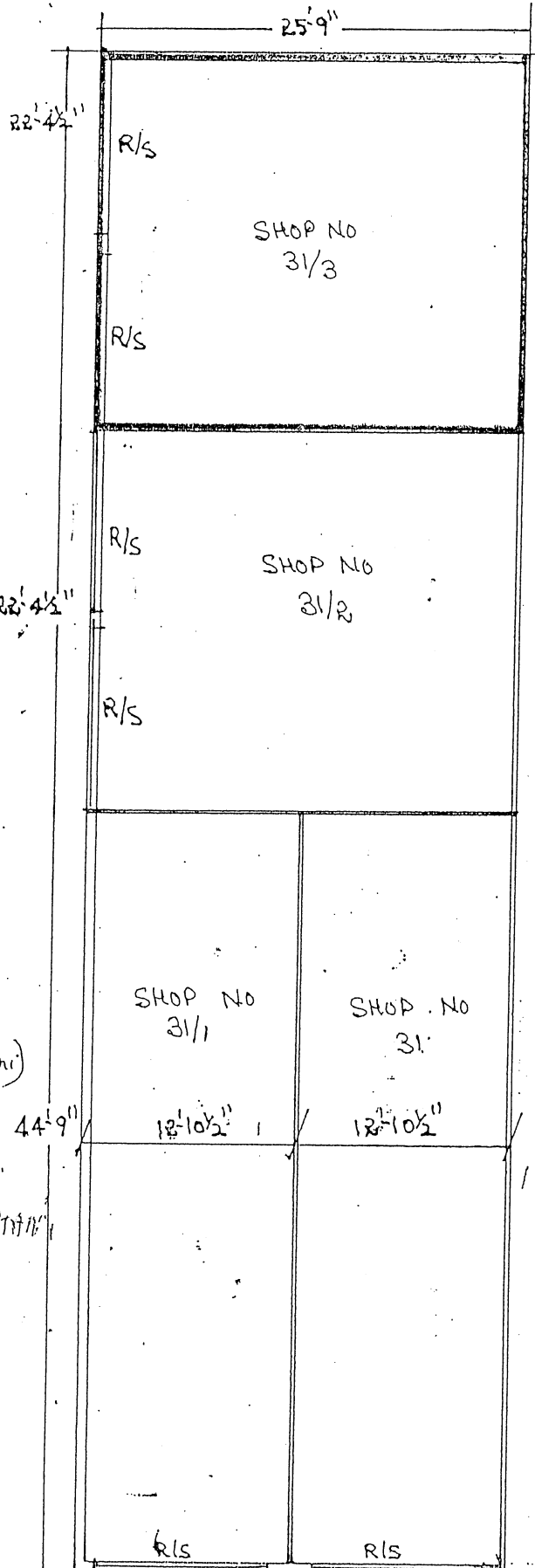
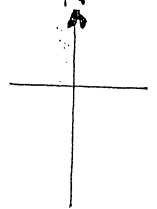
ANWAR VIRANI

RESI: FLAT NO: 98

KARIMABAD CO-OP HOUSING

SOCIETY CHIRAGI ALI LANE

HYD-1



## REFERENCE

☐ INCLUDED

☐ EXCLUDED

AREA: 577.00 SQ. FT

SCALE: 1"=10'-0"

R/S: ROLLING SHUTTER

## BOUNDRIES

NORTH - ELECTRIC ROOM

SOUTH - SHOP NO 31/2

EAST - SHOP NO 30

WEST - OPEN DRIVE WAY

## WITNESSES

1. P. N. Solmani (P. N. Solmani)

2. Hussain Ali - H. Lakshmi

CHIRAGI ALI LANE ROAD

Satish Lal

Signature of Lessor

SIGNATURE OF LESSOR

SIGNATURE OF LESSEE