



22867 10-9-93
 S.No. Date: 10-9-93 Rs.
 Sold to: Ravi ...
 S/o: B. K. ...
 For: Nazim Anwar Virani ...
 S/o: Anwar ...

Mohd. J. Yusuf, (S.V.)
 LICENCE NO. 3/78,
 RENEWAL NO. 5/93,
 S. No. 22-8-28 Chatta Bazar, Hyd.

DEPOSIT AGREEMENT

This is an AGREEMENT executed on 5th 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 AND SHRI SURESH BAJAJ.

Hereinafter referred to as Lessor who in his turn by virtue of a registered tenancy agreement between the owners (METHODIST CHURCH IN INDIA), a society registered as public charities trust under the societies registration act, got the rights acquired as a lessor of the FIRST PART.

A N D

NAZIM ANWAR VIRANI S/o. ANWAR VIRANI, age 19 years, Occupation: Student, R/o. Flat No.98, Karimabad Co-op.Housing Society, Chirag Ali Lane, Hyderabad-500 001, being the lessee of the SECOND PART.

Satish Modi

(P) X
(D)
 LGF - 31/3
 SBA - 664556

WHEREAS the lessor as the sole tenant by virtue of an agreement dated 19-4-1988 by document No. 686/90 of the building bearing name Methodist Complex, 5-9-189/90, Chirag Ali Lane, Abids, Hyderabad, entered in to an agreement of lease of lessor in favour of the SECOND PART NAZIM ANWAR VIRANI and gave possession of the premises which is part of the Methodist Complex bearing No. 5-9-189/90 on lower ground floor in the said building admeasuring 664 sq.ft. of super built up area No. 31/3 and described in more details in the schedule hereunder below referred to as the leased premises and the same is also registered as registered lease deed between the parties by document No. dated 1st September, 1993 of the Sub-Registrar, Hyd, dated.

WITNESSETH:

1. The lessor namely Messrs. MODI ENTERPRISES a partnership firm, having its office at 1-10-72/2/3, Begumpet, Hyderabad, represented by its partners Shri Satish Modi and Sri Suresh Bajaj received a sum of Rs. 7,00,000/- (RUPEES SEVEN LAKHS ONLY) towards security deposit by way of crossed cheque bearing No. 0267744 drawn on Development Co-operative Bank Limited, Methodist Complex, Abids, Hyderabad dated 5th September, 1993 (subject to realisation) and this deposit shall not carry any interest under any

Satish Modi
Satish Modi

(Signature)
.....3.

circumstances whatsoever. This deposit may be retained by the lessor and shall be refunded without any interest or accretion whatsoever to the ~~lessor~~ 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.

2. The lessee shall pay to the lessor maintenance charges @ Rs.1/- sq.ft. of super build up area subject to increase or decrease from time to time as intimated by the lessor.

3. The lessee shall pay to the lessor proportionate cost of all electrical installations like transformer, meter, generators, panel boards, etc., @ Rs.28/- sq.ft. of build up area (i.e. 577 sq.ft.) which comes to Rs.16,156/- (RUPEES SIXTEEN THOUSAND ONE HUNDRED AND FIFTY SIX ONLY), by crossed cheque bearing No.0267743 drawn on Development Co-operative Bank Ltd., Hyderabad branch.

WITNESSES:

1.

2.

LESSORS

1.

2.

LESSEE