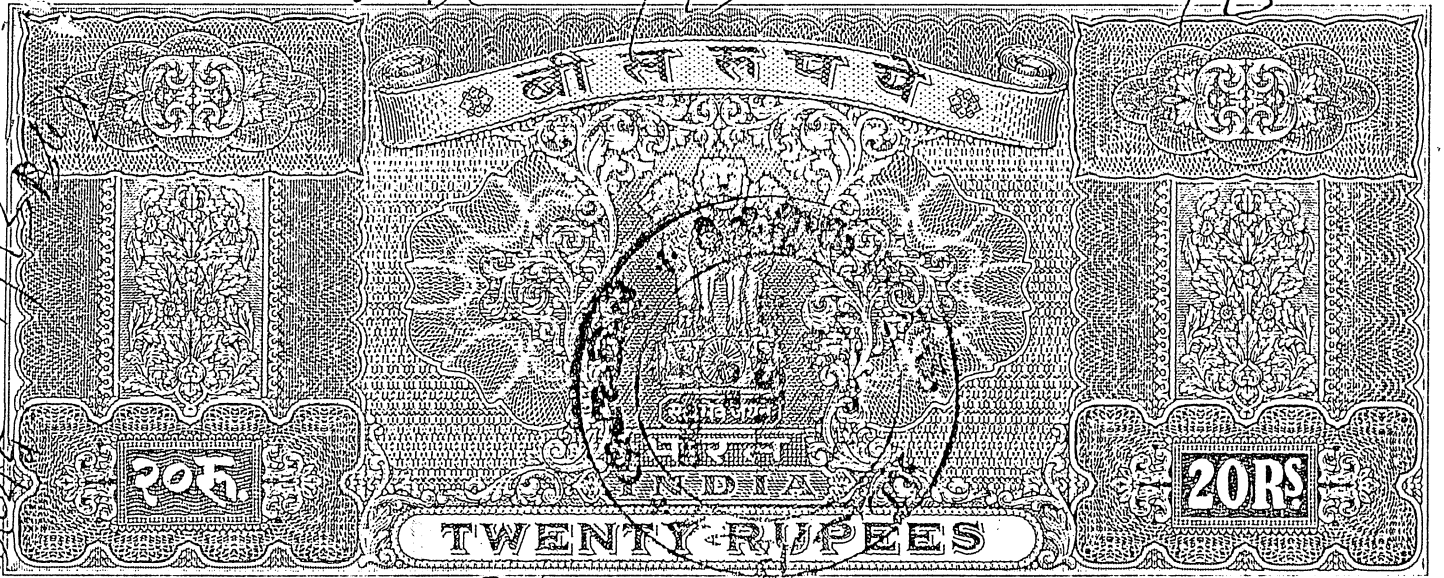


S.S. No. 2055/93 C.C. No. 1748/93 20 Rs.



Doc No 2431/93
Vol. 904

S. No. 16756 Date 21-10-93 Rs. 20/-

Sold to Ahmed A. Virani S/o Anwar Virani 14/9/93

Mohd. Ayoub

For Whom self

B.Com.,

Stamps Vendor

L. No. 27/83, R. No. 2/92

ACAB GUNJ, HYD-A.P.

Document- 2431/1993

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

AHMED ANWAR VIRANI S/o Anwar Virani, aged 21 years, Occupation : Business. R/o Flat No.98, Karimabad coop. Housing Society, Chirag Ali Lane, Hyderabad-500 001.

Hereinafter referred to as the party of the SECOND PART.

LESSOR

LESSEE

1st sheet of 111th sheet corrections. 21/10/93

3rd copy

LCF-31/2
SUBA 662
(1)

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The expressions party of the FIRST PART And party of the SECCND 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 right of tenancy under an agreement, registered as document No.686/90, on 19-4-1988 with the registrar of Hyderabad, from the Methodist Church in India, (Owners) the owners of the land on which the building in 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

LESSOR

LESSEE

..3.

2nd and 3rd of H/W Sheet cover done in

:: 3 ::

conditions as it may deem fit and proper without requiring the giving of a notice to the Owners or taking their permissions to do so.

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

WITNESSETH :

1. The lessor has leased out and the lessee has taken on lease the premises bearing OFFICE No. 31/2 on the Lower Ground floor in the said building measuring about 662 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 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

LESSOR

LESSEE

3rd sheet of 11th sheet corrections in

...4...

:: 4 ::

Rs.165/- (RUPEES ONE HUNDRED 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 existin 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.

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 Corpora-
tion of Hyderabad, or ...5..

LESSOR

LESSEE.

4/10/2006 of 11/10/2006 and corrections in 

:: 5 ::

any other bodys, 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 calender 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 propert state and condition and shall not have any right to alter or amend the present structures, shape and condition of the property in a mnaner that may adversely effect the construction6..

LESSOR

LESSEE

5/10 Sheet - of - 11th Sheet Corrections ✓

:: 6 ::

of the entire building or other occupiers of the said building, but is entitled to make such additions 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 (9) 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...7..

LESSOR

LESSEE

6th sheet of 11th sheet - corrections in

:: 7 ::

with respect to this agreement and also such 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, serve liquor, on this premises.

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 service 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,

LESSOR

LESSEE

7th sheet of 11th sheet corrections and ✓

:: 8 ::

sub-let, and/or give on lease 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 transferees and shall also be bound by the terms and conditions hereof, for doing this, nor further consent of the lessor of 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.

17. The lessor shall have the right to carry on further construction on 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 thereof.

18. All disputes, differences and questions arising out of or in relation to or in anyway ~~a~~ concerning or touching this

LESSOR

LESSEES

8/10 sheet of 11/10 sheet corrections in 9...

⋮ ⋮ 9 ⋮ ⋮

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.

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

20.. In the event of calcellation of the tenany agreement between the owners, Methodist church in India, successors of and formerly known as Methodist Church in South Asia a Society Registered as Public Charities Trust under socieities

LESSOR

LESSEE

9th sheet of 4th sheet corrected. 10/10/10

Registration Act, and the lessor, the lessee performing the his obligations stated herein, this agreement shall continue to be in force and the lessee shall have the right to enjoy the premises they have constructed and in such an event, their obligations will be towards the church, the landlord/owner.

SCHEDULE OF THE PROPERTY

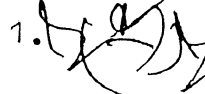
All the office No. 31/2 on the lower ground floor in METHODIST COMPLEX, Abids, Hyderabad, measuring about 662 Sq.ft. of super built up area and bounded by :

EAST : Shop No. 30
WEST : Open Drive Way,
NORTH : Shop No. 31/3,
SOUTH : Shop No. 31 and 31/1.

WITNESSES :

1. P. N. Somani
(P. N. Somani)
2. Hussain Ali H
Lakhani
(Hussain Ali H
Lakhani)

LESSOR

1. 

2. 

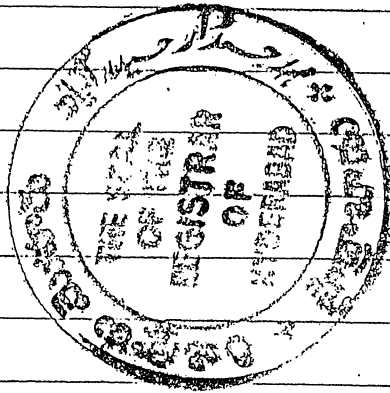
LESSEE

10/10 Sheet of 11th Sheet correction 

Fine stamps Rupees - Three thousand Seven hundred only
In Document (a) Examine In copy (1) (2) (3) (4)
(5) (6) (7) (8) (9) (10) (11) (12) (13) (14) (15) (16) (17) (18)
(19) (20) (21) (22) Examine D. Prashant
Kumar Joint Sub Registrar
I copied By M.A. Sarmad Khan
Tsp. Exe. - Mined By Md. Alim Re
ader) M.A. S. Khan (Reader) D. Prashant
Kumar Joint Sub Registrar
10-9-1993.

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Examiner

Office of the District Registrar
HYDERABAD - 500 001



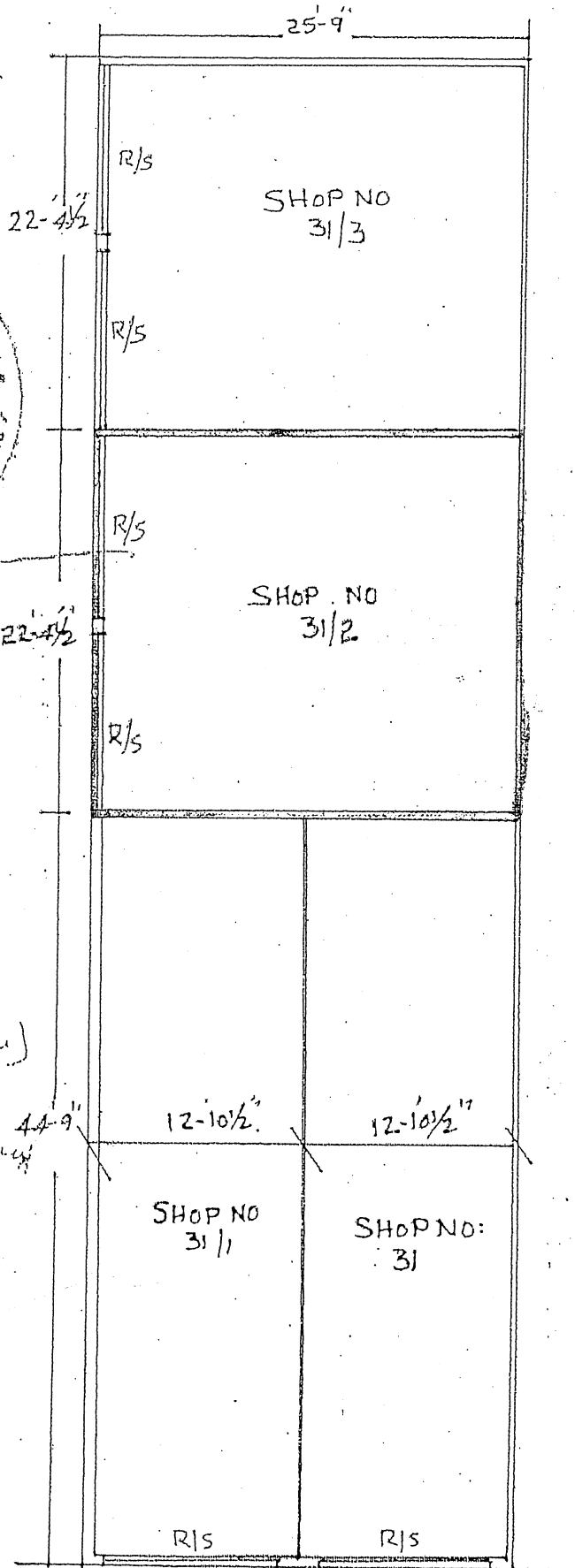
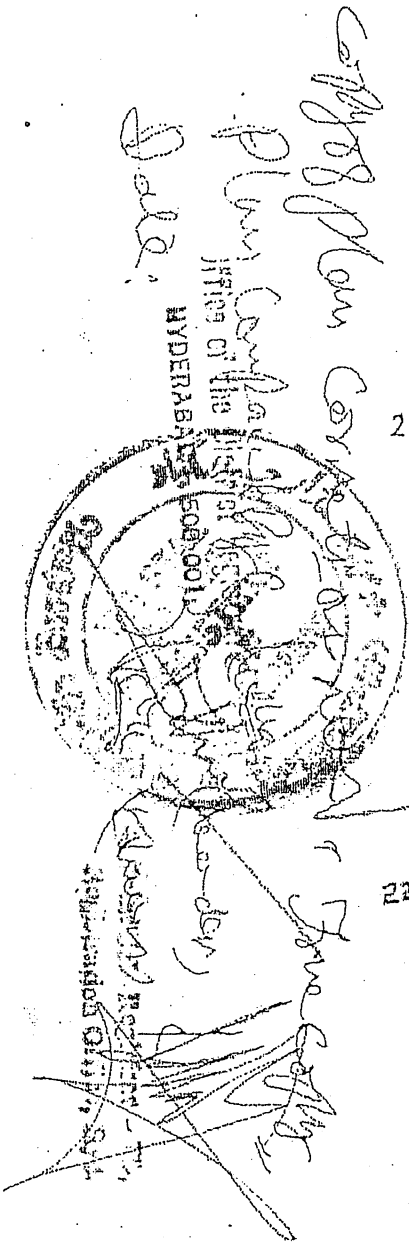
Joint Sub-Registrar - II,
Registration Office, Hyd.

REGISTRATION. PLAN OF SHOP NO 31/2 SITUATED IN LOWER GROUND FLOOR, ADMEASURING 576.00 SQ.FT. IN METHODIST COMPLEX ABID.

HYD-500001

LESSOR: M/S. MODI ENTERPRISE

LESSEE: AHMED ANWAR VIRANI 5/2
ANWAR VIRANI
RESI: FLAT NO 98
KARIHABAD CO-OP. HOUSING
SOCIETY - CHIRAGALI LANE
HYD-1.



REFERENCE

☒ INCLUDED

☐ EXCLUDED

AREA: 576.00 SQ. FT

SCALE: 1" = 10'-0"

R/S = ROLLING SHUTTER

BOUNDRIES

NORTH: SHOP NO 31/3

SOUTH: SHOP NO 31/1 & 31/2

EAST: SHOP NO 30

WEST: OPEN DRIVE WAY

WITNESSES

① "Sd." (P. V. Suman)

② "Sd." Hussain Ali Hakeem

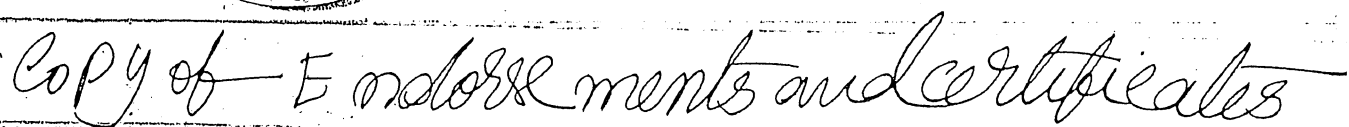
"Sd."

"Sd."

SIGNATURE OF LESSOR

"Sd."

SIGNATURE OF LESSEE



1993 వ సం॥ నవంబరు నెల 10 వ తేది 1915 కె.కె. బాద్ మానం
10 వ తేది 10 వ తేది 12 and 13 లకు ముద్ర వేయబడిన
ఆర్డర్ నంబర్ 30 రెవెన్యూ మంత్రి ద్వారా పంపించినది
రూ॥ 636/- చెల్లించినది Satish Modi (అనూచిత
వర్గము) కి నేడే ఎరువు ఇవ్వవలెనని ఆర్డర్ (గిరి)
Satish Kumar 3/0 మారు సాలే మూల రైతుల
R/o: 1-10-72/2/3 Begum pet Hyd 5000/6. (2)
ఎరువు ఇవ్వవలెనని ఆర్డర్ (గిరి) Suresh Bajaj 8/0
R/o: 5-1-32 R. P. Road. 3200/6
3. (3) ఎరువు ఇవ్వవలెనని ఆర్డర్ (గిరి) Ahmed Anwar
3/0. Anwar Biraj Business R/o. plot no. 58
R/o: 58/0. Housing society line Hyd. నెల 10 వ తేది
నెల 10 వ తేది (1) Hussain Ali 3/0 Hashem Ali Lakhoni
Business 5 A Grohar Apartments Abid Hyd
1993 వ సం॥ నవంబరు నెల 10 వ తేది 1915 కె.కె. బాద్
మానం 10 వ తేది D. Prashanto Kumar ద్వారా
సబ్ రికార్డు R.I. 1 వ పుస్తకం 2045 వ పేజీ
321 నెంబర్ 342 తరువాత 1993 వ సం॥ 1915 కె.
కె. బాద్, 2431 నెంబర్ గారికి ఇవ్వబడినది
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బాద్ మానం 10 వ తేది D. Prashanto Ku
mar ద్వారా పంపించినది - రికార్డు R.I. (3) 4
2nd sub of 2nd page correction