



S.No. 22866 Date 16-9-93 Rs. 10/-
 Sold to Ravi
 S/o Mr. B. K. Ravi
 For whom Ahmed. A. Virani - H. Virani
 S/o Anwar H. Virani R/o.....

Mohd. T. Virani, (S. V.)
 LICENSE 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 METHODIS 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 RAJAJ.

Hereinafter referred to as Lessor who is histurn 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

AHMED ANWAR VIRANI son of ANWAR VIRANI, age 21 years, Occupation: Business, resident of Flat No. 93, Karimabad Co-op Housing Society, Chirag Ali Lane, Hyderabad, - 500 001 being the lessee of the SECOND PART.

WHEREAS the lessor as the sole tenant by virtue of an

Satish Modi

..2p/-

(Signature)

LG-312

SBA-662551

..3p/-

(Signature)

(D)

Satish Modi

2nd Copy

agreement dated 19-4-1988 by document No. 688/90 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 AHMED 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 662 sq.ft. of super built up area No.31/2

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 ~~area~~ ^{deed} between the

parties by document No. dated 1st September, 1993

of the Sub-Registrar Hyderabad, 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 Sri 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. 0267721 drawn on Development Co-operative Bank Limited, Methodist Complex, Hyderabad dated 5th September, 1993 (subject to realisation) and this deposit shall not carry any interest under any circumstances whatsoever. This deposit may be retained by the lessor and shall be refunded without any interest or accretion whatsoever to the 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.

Ex

..3p/-

(A. Ahmed)

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. 576 sq.ft.) which comes to Rs.16,128/- (Rupees sixteen thousand one hundred and twenty eight only) by crossed cheque bearing No. 0267722 drawn on Development Co-operative Bank Limited, Hyderabad branch.

WITNESSES:

1)

LESSORS

1.

Sabir

2.

LESSEE

Rhmed

2)