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409/06

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SCANNED



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09AA 370679



S. No. 186 Date 12/1/06

Sold to Ramesh

By Naraning Rao

For Whom Modi Builders Methodist Complex Sec

LEASE AGREEMENT

This Lease Agreement is made and executed on this the 13th day of January 2006 between:

M/s. Modi Builders Methodist Complex, a partnership firm, having its office at 5-4187/3 & 4, M G Road, Secunderabad - 500 003, and represented by its Partners Shri Soham Modi and Shri Suresh Bajaj hereinafter referred to as the "**LESSOR**", (which expression, unless repugnant to the context, shall mean and include their successors, in interest, legal representatives assigns nominees, etc.) of the First Part.

AND

Mr. Rajavarapu Ravi, S/o. **R. Lingiah**, aged about 41 years, resident of Flat No. 401, Plot No. C-81, III Floor, Jyothi Nilayam, Madhura Nagar, Hyderabad, hereinafter referred to as **THE LESSEE** (which term shall wherever the context so permits include his heirs, executors, administrators, legal representatives, successors in its interest and assigns) of the Second Part.

[Signature of Shri Soham Modi]

[Signature of Mr. Rajavarapu Ravi]

MB Vs RAJAVARAPU RAVI

3rd Floor - 313
BVA - 1314/4

WHEREAS the **LESSOR** is the sole tenant of a building complex bearing the name METHODIST COMPLEX. The said building situated at 5-9-189/190, Chirag Ali Lane, Abids, Hyderabad having got its rights of tenancy under an Agreement, Registered, as Document No. 686/90 on 25/3/88 with the Registrar of Hyderabad, from Methodist Church in India, (Owners) the Owners of the land on which the building is constructed.

WHEREAS 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 person 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.

WHEREAS the **LESSOR** already leased office flat No. 313, admeasuring 1314 Sq. feet on the III floor, of Methodist Complex, Abids, Hyderabad more particularly described in the Schedule given hereto and hereinafter called the Leased Premises to M/s. Kalpatharu Real Estate Development and obtained decree dated 26.03.2004 in O. S. No. 791 of 1998 on the file of the learned V Senior Civil Judge, City Civil Court, Hyderabad for eviction and arrears of rent etc.

WHEREAS, the said M/s. Sri Kalpatharu Real Estate Development filed C.C.C.A. No. 140 of 2004 before the Hon'ble High Court and both the **LESSOR** and the said tenant entered into compromise in terms of which, the Appeal is agreed to be disposed off.

Now, in terms of the said compromise, the **LESSOR** agreed to execute this Deed granting lease hold rights to the **LESSEE** herein.

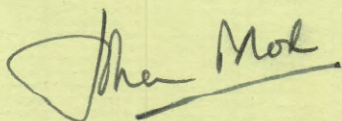
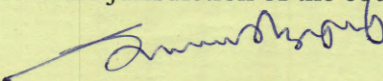
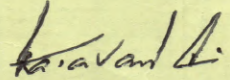
NOW THIS DEED OF LEASE WITNESSETH AS FOLLOWS:

1. The **LESSOR** has leased out and the **LESSEE** has taken on lease the office flat No. 313, admeasuring 1314 Sq. feet on the III floor, of Methodist Complex, Abids, Hyderabad and described in detail in the schedule hereto, hereafter referred to as the "Leased Premises".
2. The Lease shall commence from 01.01.2006.
3. The **LESSEE** shall pay to the **LESSOR** throughout the lease period by way of consideration of the lease an amount of **Rs. 100/-** (Rupees One Hundred Only) per month for the leased premises.
4. The Lease shall be for a period of five years renewable at the option of the **LESSEE** every five years at an increase in rent by 20% on the 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.
5. The **LESSEE** shall use the premises for lawful commercial purposes.
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 etc., 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. *The Property Tax Payable Per Annum @ Rs. 6300/- only,*
7. The lease amount shall be paid by the **LESSEE** before the fifth day of each succeeding calendar month in advance to the **LESSOR** or his authorised agent.
8. The **LESSEE** shall be permit the **LESSOR** and/or his agents to enter upon property for inspection and examination of the state and condition thereof.

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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 affect the construction 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 cost of all electrical installations like transformer, meters, generators, panel boards etc.
 - e) Proportionate insurance charges for the insurance of the building.
 - f) Maintenance charges @ Rs. 1.00 per sft., of built-up area in advance per month (subject to increase from time to time). In case the above cited payments are delayed the **LESSEE** shall be liable to pay interest at the rate of 24% per annum on all such delayed payments.
11. In the event of the **LESSEE** committing default in any payment or committing a breach or breaches of any other terms and conditions, the **LESSOR** shall send a reminder to the **LESSEE** to rectify the default within 45 days, failing which the **LESSOR** shall be entitled to terminate the lease by giving 30 days notice to the **LESSEE** whether such non-payment or breaches take place within the agreed period of lease or otherwise.
12. 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.
13. The **LESSEE** shall not do any business connected with liquor, or serve liquor, on the premises.
14. The **LESSEE** shall be entitled to put name boards relating to their business or profession only at the spaces designated by the **LESSOR** for these purposes.
15. The **LESSEE** shall be entitled to use the common services of the building including the lift and staircase. 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.
16. Subject to the fulfillment of all their obligations stated herein the, **LESSEE** shall be entitled to assign, transfer, sub-let, and/or give on leave and license (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.
17. The transferees/assignees of the **LESSEE** as mentioned above shall have the same rights and obligations as the **LESSEE** has mentioned herein.
18. The **LESSOR** shall have the right to carryon further construction on or in the said building and also any extension or annex thereto as and when they so desire and the **LESSEE** shall not object or create hindrance and shall extend full co-operation to the **LESSOR** thereof.
19. This agreement shall be subject to the jurisdiction of the courts at Hyderabad only.

20. If the **LESSEE** has fulfilled all his obligations stated herein, and continues to do so in future, the **LESSOR** shall not terminate the lease.
21. In the event of cancellation of the tenancy agreement between the owners and Modi Builders Methodist Complex, the **LESSEE** performing 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 contracted and in such an event, their obligations will be towards the Church, the Landlord/Owner.
22. Since the lease contemplated by this deed is a long term arrangement, and for the purposes of stamp duty and registration cost, this deed may be deemed to be for period of 11 (eleven) years and shall be renewed on the same terms and condition, including this renewal clause.

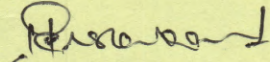
SCHEDULE OF THE PROPERTY

All that portion forming office flat No. 313, admeasuring 1314 Sq. feet on the III floor, of Methodist Complex, bearing Municipal No. 5-9-189/190, situated at Abids, Hyderabad, and bounded by:

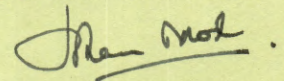
NORTH	Passage
SOUTH	Open to sky and Chirag Ali Lane
EAST	Lobby & Lifts
WEST	Office No. 312

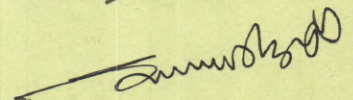
IN WITNESS WHEREOF the **LESSEE** and the **LESSOR** have executed this Lease Agreement in presence of the witnesses named below.

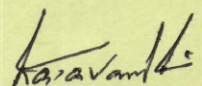
WITNESSES:

1. 
(R. P. Reddy)

2. 




LESSOR

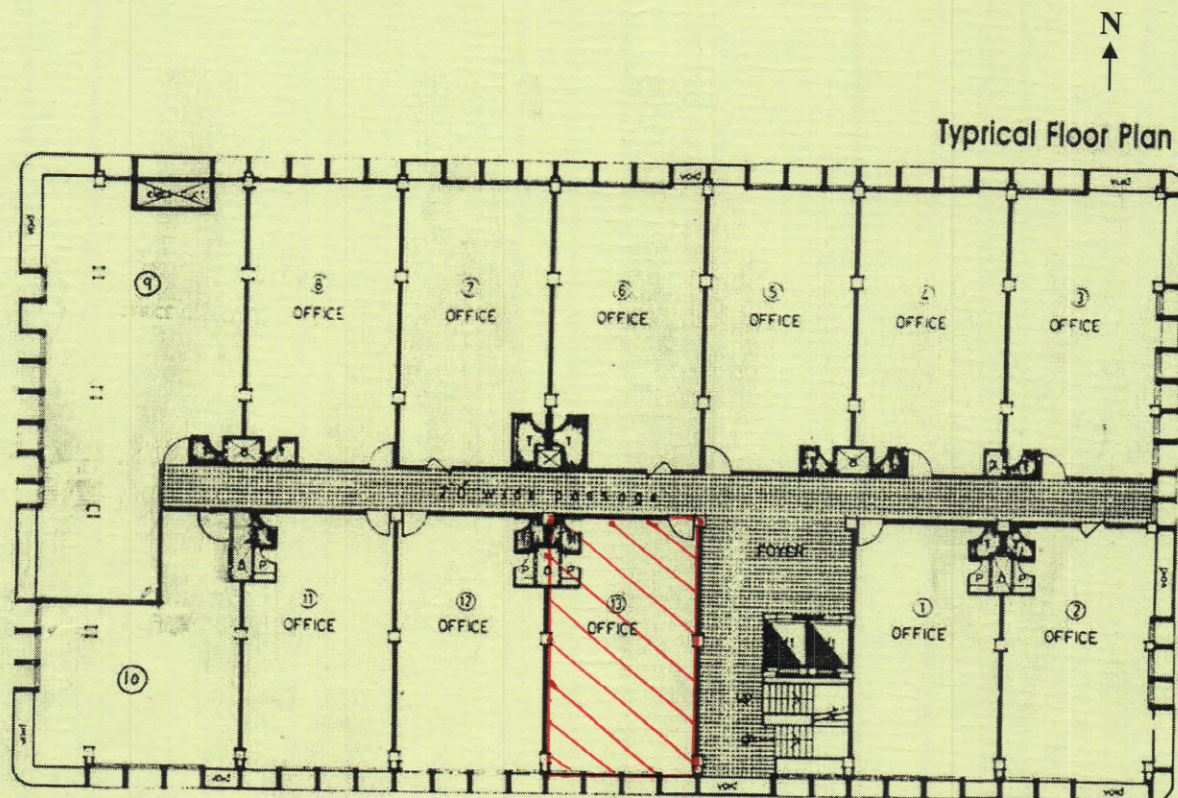

LESSEE

Plan of Lease Agreement for the office flat No. 313, admeasuring about 1,314 sft of super-built -up area on the third floor, in the building known as Methodist Complex bearing M C H No. 5-9-189/190, situated at Abid Road, Hyderabad.

Lessor M/s. Modi Builders Methodist Complex
Lessee Mr. Rajavarapu Ravi
Area 1,314 Sft.

Boundaries:

North Passage
South Open to sky and Chirag Ali Lane
East Lobby & Lifts
West Office No. 312



WITNESSES:

1. *[Signature]*
 (K. S. Reddy)

2. *[Signature]*

[Signature]
[Signature]

LESSOR

[Signature]
 LESSEE

**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

SL.NO.

FINGER PRINT
IN BLACK
(LEFT THUMB)

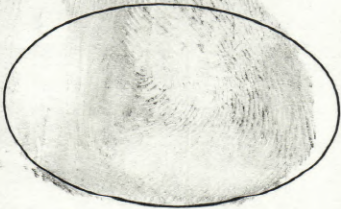
PASSPORT SIZE
PHOTOGRAPH
BLACK & WHITE

NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER

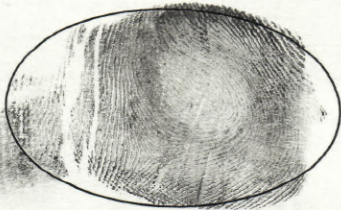


LESSORS:

1. **MR. SOHAM MODI**
5-4-187/3 & 4, III FLOOR,
SOHAM MANSION,
M. G. ROAD,
SECUNDERABAD.



2. **MR. SURESH BAJAJ**
5-1-32, R. P. ROAD,
SECUNDERABAD.



LESSEE:

MR. RAJAVARAPU RAVI,
S/O. MR. R. LINGIAH
R/O. FLAT NO. 401, PLOT NO. C-81,
III FLOOR, JYOTHI NILAYAM,
MADHURA NAGAR,
HYDERABAD.

SIGNATURE OF WITNESSES:

1.

2.

SIGNATURE OF THE EXECUTANT'S

1వ పుస్తకము 609 సం॥ 2006
 దస్తావేజుల మొత్తము కాగితముల సంఖ్య 6
 ఈ కాగితముల చదువ సంఖ్య 1
 జాయింట్ సర్ రిజిస్ట్రారు-1



2006వ సం॥ డిసెంబరు నెల 02 వ తేది
 1927 వ శా.శ. సూర్య మాసము 13 వ తేది
 పగలు 3 గంటల మధ్య
 హైదరాబాదు రిజిస్ట్రారు ఆఫీసులో
 శ్రీ Soham modi రిజిస్ట్రేషన్
 చట్టము 1908 లోని సెక్షన్ 32 ఎ ను అనుసరించి
 సమర్పించవలసిన ఫోటోగ్రాఫులు మరియు వేలిముద్ర
 లతో సహా దాఖలు చేసి రుసుము రూ॥ 120/-

Soham Modi

తాసి ఇచ్చినట్లు ఓప్పకొన్నది
 ఎడమ ప్రాబలన వ్రేలు

Soham Modi

Soham modi S/o. Sahib modi occ: Business
 R/o. 5-u-187 13 & 4, M. G. Road, Sec'ed

ఎడమ ప్రాబలన వ్రేలు

Suresh Bajaj

Suresh Bajaj occ: Business - R/o
 5-1-32, R. P. Road, Sec'ed

ఎడమ ప్రాబలన వ్రేలు

Rajavarapu Ravi

RAJAVARAPU RAVI S/o LINGAIAM.
 OCC: BUSINESS
 R/o. 76/313, Methodist Complex,
 Abids. Hyd.

విరూపించినది

① Parvathi

(S. P. Reddy S/o. S. Padma Reddy
 occ: Secured co) 5-u-187 13 & 4, M. G. Road, Sec'ed

② S. R. Kumar

S/o D. S. S. Raj. occ: Pvt employee
 R/o. Abids. Hyd

2006 వ సం॥ డిసెంబరు నెల 02 వ తేది
 1927 శా.శ. సం॥ సూర్య మాసము 13 వ తేది

జాయింట్ సర్ రిజిస్ట్రారు-1

1వ పుస్తకము 609 నం: 2006
 దస్తావేజుల మొత్తము కాగితముల సంఖ్య 6
 ఈ కాగితముల పనుల సంఖ్య 2
 జాయింట్ సబ్ రిజిస్ట్రారు-1

ORSEMENT UNDER SECTION 42 OF ACT II OF 19

No. of 200
 I hereby certify that the proper/defisit
 stamp duty of Rs. 370/- (Rupees.. Three hundred -
 Seventy also
 has been levied in respect of the instrumen
 from Rs. Soham yodli
 on the basis of the agreed Market Value
 consideration of Rs. 23500/- being highe
 than the consideration/agreed Market Value
 Collector Under Indian Stamp Act
 Joint Sub-Registrar -
 R O Hyderabad

పుస్తకము 2006 నం: 1927
 409 నం: 2006 కాగితముల సంఖ్య
 కాగితముల మొత్తం సంఖ్య 1607
 409 2006 కాగితముల సంఖ్య
 2006 నం: 409 - 02
 రిజిస్ట్రారు అధికారి-1

Note: Copy has been Registered
 along with the original

Joint Sub - Registrar -
 R.O. Hyderabad

CERTIFICATE

The document has been scanned
 with the Identification No. 1607
 1..... 409 of 2006

SIGNATURE OF REGISTERING OFFICER



1వ పుస్తకము 609... సం॥ 2008
దస్తావేజుల మొత్తము కాగితముల సంఖ్య 6
ఈ కాగితముల వరుస సంఖ్య 3

జాయింట్ సర్టిఫికేటరు-I

