



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

09AA 370680

No. 187 Date 12/1/06

Sold to Ramesh

No. Awarajing Rao

For Whom Modi Builders Methodist Complex Sec 2



REFUNDABLE DEPOSIT AGREEMENT

This Agreement for payment of Refundable Deposit 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.).

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).

[Signature of Mr. Rajavarapu Ravi]
[Signature of R. Lingiah]

[Signature of Mr. Rajavarapu Ravi]

WHEREAS

- A. The **LESSOR** is the sole tenant of a building complex bearing the name Methodist Complex (The Said building) situated at 5-9-189/190, Chirag Ali Lane, Abids, Hyderabad having got its rights of tenancy under an agreement registered as document no. 686/90 on 19/04/1988, with the registrar of Hyderabad, from the Methodist Church in India (Owners) the owners of the land on which the building is construed.
- 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 **LESSOR** has leased out and the **LESSEE** has taken 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 on the terms and conditions contained in the lease agreement dated 13.01.2006 made between the **LESSOR** and the **LESSEE** (hereinafter referred to as the 'said lease agreement').

WITNESSETH:

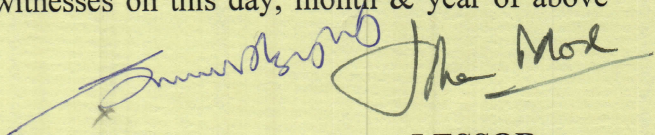
1. And whereas in furtherance of the said lease agreement the **LESSEE** has agreed to deposit with the **LESSOR** a sum of Rs. 5,50,000/- (Rupees Five Lakhs Fifty Thousand Only). As and by way of refundable security deposit. The above deposit shall not carry any interest under any circumstances. This deposit may be retained by the **LESSOR** and shall be refunded on the termination of this lease after adjusting any dues and on the **LESSEE** delivering to the **LESSOR** or its nominees vacant possession of the leased premises in its original state and in no other circumstances, this clause is to be construed strictly.
2. This agreement shall remain in force upto the date on which the said lease agreement or any renewal thereof expires by efflux of time or until the said lease agreement or its renewal it, earlier determined or terminated as provided therein or comes to an end for any reason whatsoever.

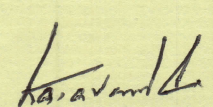
IN WITNESS WHEREOF this refundable deposit agreement is signed and executed by the parties in presence of the following witnesses on this day, month & year of above mentioned at Hyderabad.

WITNESSES:

1.

2.


LESSOR


LESSEE