



**Government of Telangana
Registration And Stamps Department**

6550/18

Payment Details - Citizen Copy - Generated on 18/09/2018, 02:50 PM

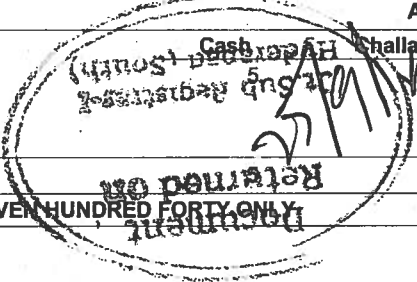
SRO Name: 1604 Banjarahills (R.O)

Receipt No: 7529

Receipt Date: 18/09/2018

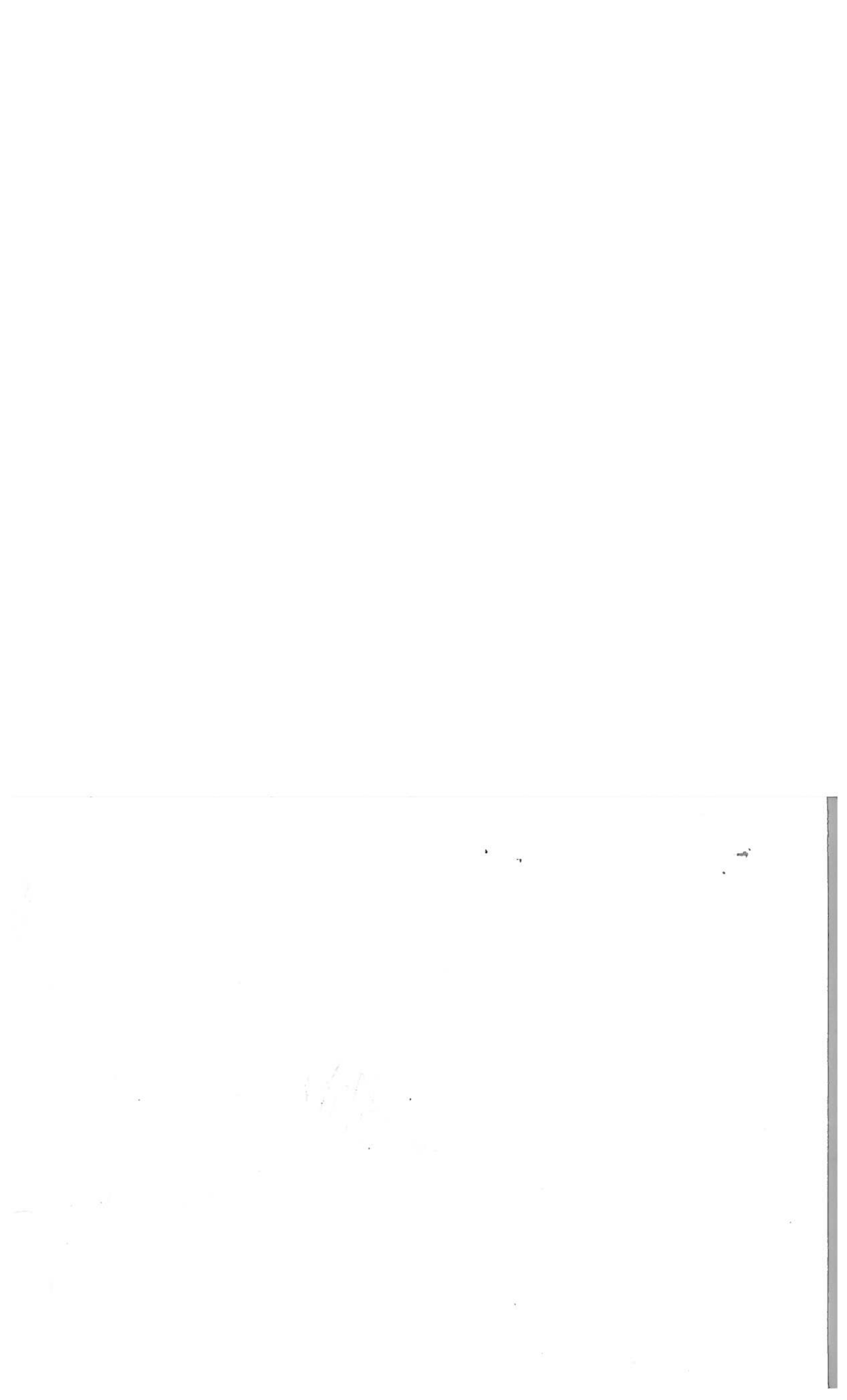
Name: K.PRABHAKAR REDDY		CS No/Doct No: 6665 / 2018	
Transaction: Lease Deed		Challan No:	E-Challan No: 3622UQ080918
Chargeable Value: 520764	DD No:	Challan Dt:	E-Challan Dt: 08-SEP-18
Bank Name:	DD Dt:	Bank Branch:	
E-Challan Bank Name: YESB	Bank Branch:	E-Challan Bank Branch:	

Account Description	Amount Paid By		
	Challan	DD	E-Challan
Registration Fee			525
Deficit Stamp Duty			5110
User Charges			100
Total:			5735
In Words: RUPEES FIVE THOUSAND SEVEN HUNDRED FORTY ONLY			



Prepared By: AFZALBEGUM

[Signature]
Signature by SR



DOCT NO. 6550/2018

SCANNED

CSNO 665/18



తెలంగాణ తెలంగాణ TELANGANA

SI.No. 4484 Date 24/05/2018
Sold to Syed Mehdi
S/o W/O D/o Syed Mohammed
For whom D/o

Baba M 987876
SYED BABA SHARFUDDIN
LICENSED STAMP VENDOR
License No.15-30-001/2014
License Renewal No.15-30-070/2017
R/o. Plot No.137, Rampally Village
Keesara Mandal, R.R. Dis.
Phone:99593190

GENERAL AMENITIES AGREEMENT

This General Amenities Agreement executed at Secunderabad on this the 30th day of May, 2018 by and between:

1. Mr. Syed Mehdi, Son of Mr. Syed Mohammed, aged about 59 years, resident of 1-5-16/2/1, Musheerabad, Hyderabad – 500 020.
2. Mrs. Razia Bano, Wife of Mr. Syed Mehdi, aged about 49 years, resident of 1-5-16/2/1, Musheerabad, Hyderabad – 500 020.

AND

M/s. Divya Reddy, having its registered office at H.No.8-2-684/1/15, Road No.12, Banjara Hills, Hyderabad - 500 034, represented by its Managing Director Ms. Salla Divya Reddy, D/o. Mr. S. Rami Reddy, aged about 33 years, R/o. H.No.8-2-684/1/15, Road No.12, Banjara Hills, Hyderabad - 500 034, herein after referred to as the HIREE

The term OWNERS and Hiree shall mean and include whenever the context may so require its successor-in-interest, assigns, heirs, legal representatives, etc.

Syed Mehdi

Razia Bano

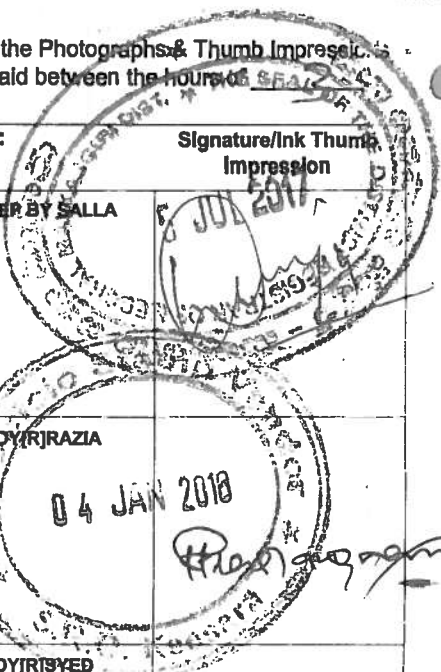
Divya

Presentation Endorsement:

Presented in the Office of the Joint SubRegistrar2, BanjaraHills (R.O) along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 530/- paid between the hours of 9 AM and 4 PM on the 18th day of SEP, 2018 by Sri K.Prabhakar Reddy

Execution/admitted by (Details of all Executants/Claimants under Sec 32A):

Sl No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	LE		 M/S.DIVYA REDDY RE [1604-1-2018-6665]	M/S.DIVYA REDDY REP BY SALLA DIVYA REDDY D/O. S.RAMI REDDY HYD.	
2	LR		 K.PRABHAKAR REDDY [R [1604-1-2018-6665]	K.PRABHAKAR REDDY [R]RAZIA BANO . SYED MEHDI HYD.	
3	LR		 K.PRABHAKAR REDDY [R [1604-1-2018-6665]	K.PRABHAKAR REDDY [R]SYED MEHDI . SYED MOHAMMED HYD.	



Bk - 1, CS No 6665/2018 & Doct No 6550/2018. Sheet 1 of 5 Joint SubRegistrar2 BanjaraHills (R.O)

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1		 MOHAMMED IRFAN: [1604-1-2018-6665]	MOHAMMED IRFAN HYDERABAD	
2		 MOHAMMED CHAND: [1604-1-2018-6665]	MOHAMMED CHAND HYDERABAD	

18th day of September, 2018

Signature of Joint SubRegistrar2
BanjaraHills (R.O)



WITNESSETH

The HIREE has obtained on lease vide Lease Agreement dated 13th day of March, 2018, the office space, situated on the Lower Basement floor of the building known as R. M. Mansion, bearing No. 8-2-684/1/18, situated at Road No.12, Banjara Hills, Hyderabad-500 034, having a super built area about 4,500 sft, from the OWNERS. At the request of the HIREE, the OWNERS have agreed to provide amenities to the HIREE more fully described in the schedule. The HIREE has agreed to pay amenities charges for the said amenities apart from the rent payable to the OWNERS.

NOW THIS DEED WITNESSETH AS UNDER

1. The HIREE shall pay amenities charges of Rs. 27,500/- (Rupees Twenty Seven Thousand and Five Hundred Only) per month apart from and along with the rent payable, subject to the clause pertaining to the enhancement of the amenities charges given hereunder. The details of the amenity charges payable are as under:

Sl. No	Amenity charges payable to	Amount	From period	To period
1.	Mr. Syed Mehdi	Rs. 11,550/-	01.04.2018	31.03.2021
2.	Mrs. Razia Bano	Rs. 11,550/-	01.04.2018	31.03.2021
3.	Modi Properties Pvt. Ltd.	Rs. 4,400/-	01.04.2018	31.03.2021
4.	Mr. Syed Mehdi	Rs. 13,282/-	01.04.2021	31.03.2023
5.	Mrs. Razia Bano	Rs. 13,282/-	01.04.2021	31.03.2023
6. M	Modi Properties Pvt. Ltd	Rs. 5,060/-	01.04.2021	31.03.2023

2. The HIREE shall enhance the amenities charges by 15% at the end of 3 years on the then existing amenities charges.
3. The HIREE shall pay the amenities charges for each month on or before the 7th day of the month to the OWNERS.
4. The HIREE shall not be entitled to surrender the usage of amenities as long as the tenancy is subsisting.
5. Any default in the payment of amenities charges shall be deemed to be a breach of the covenants of tenancy and the OWNERS shall be entitled to determine the lease and the HIREE shall give vacant possession of the tenancy.
6. The HIREE shall pay monthly maintenance charges amounting to Rs. 9,000/- (Rupees nine thousand only) per month to the OWNERS, or to any other party that the OWNERS may direct, towards the maintenance of common areas, common area security, water charges, etc. subject to increase from time to time. Generator charges extra.







Endorsement: Stamp Duty, Transfer Duty, Registration Fee and User Charges are collected as below in respect of this Instrument.

Description of Fee/Duty	In the Form of						Total
	Stamp Papers	Challan u/S 41 of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	
Stamp Duty	100	0	5110	0	0	0	5210
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	525	5	0	0	530
User Charges	NA	0	100	0	0	0	100
Total	100	0	5735	5	0	0	5840

Rs. 5110/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 530/- towards Registration Fees on the chargeable value of Rs. 520764/- was paid by the party through Cash and E-Challan/BC/Pay Order No ,3622UQ080918 dated ,08-SEP-18 of ,YESB/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 5735/-, DATE: 08-SEP-18, BANK NAME: YESB, BRANCH NAME: , BANK REFERENCE NO: 1367091945014, PAYMENT MODE: NB-1000200, ATRN: 1367091945014, REMITTER NAME: PRABHAKAR REDDY K, EXECUTANT NAME: MR. SYED MEHDI AND RAZIO BANO, CLAIMANT NAME: DIVYA REDDY).

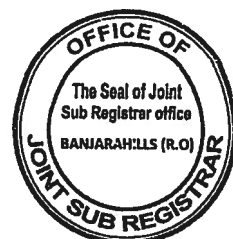
Date:
18th day of September, 2018

Signature of Registering Officer
Banjarahills (R.O)

Certificate of Registration

Registered as document no. 6550 of 2018 of Book-1 and assigned the identification number 1 - 1604 - 6550 - 2018 for Scanning on 18-SEP-18 .

Signature of Registering Officer
Banjarahills (R.O)
(D.Srinivas Kumar)



7. The OWNERS and the HIREE hereby undertake to register this agreement as and when called upon by either of the parties at any time during the currency of this agreement. The expenses of stamp duty and registration charges of this agreement in duplicate and all other incidental expenses shall be borne by the OWNERS and HIREE equally.
8. The HIREE shall be liable to pay all taxes, levies, charges like VAT, service tax, GST, etc., that are payable or shall become payable to any government or statutorily authority from time to time pertaining to amenities charges and other charges payable under this agreement.
9. The list of amenities provided is given in Annexure – I attached herein. The HIREE shall handover the amenities provided to the OWNERS at the time of vacating the premises subject to reasonable wear and tear.

SCHEDULE OF THE PROPERTY

All that portion consisting of the office space situated on the Lower Basement Floor of the building known as R. M. Mansion, bearing No. 8-2-684/1/18, situated at Road No.12, Banjara Hills, Hyderabad-500 034, admeasuring about 4,500 sft bounded by

North By : 20' Road
South By : 40' Road
East By : 40' Road & Plot No. 17
West By : 40' Road & Plot No. 20

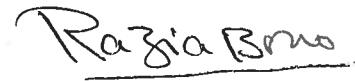
IN WITNESS WHEREOF the HIREE and the OWNERS have signed these presents on the date and at the place mentioned above.

WITNESSESS:

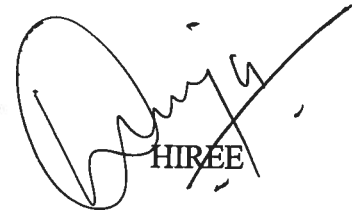
1. 
2. 



For HIRER No. 1



For HIRER No. 2

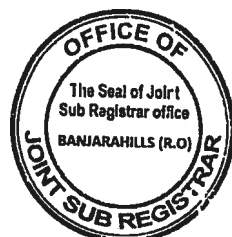

HIREE

(DIVYA REDDY)

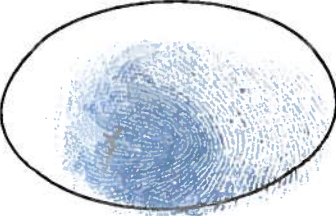







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6550/2018. Sheet 3 of 5 Joint SubRegistrar2
Banjarahills (R.O)



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

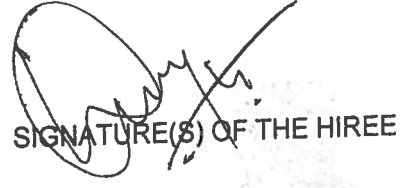
SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			OWNER: 1. MR. SYED MEHDI S/O. MR. SYED MOHAMMED R/O. 1-5-16/2/1 MUSHEERABAD HYDERABAD - 500 020.
			2. MRS. RAZIA BANO W/O. MR. SYED MEHDI R/O. 1-5-16/2/1 MUSHEERABAD HYDERABAD - 500 020.
			SPECIAL POWER OF ATTORNEY FOR PRESENTING DOCUMENT VIDE FILE NO. EI/4670/2018, Dt. 30/6/2018 @ <i>Dr. office Hyderabad.</i> MR. K. PRABHAKAR REDDY S/O. MR. K. PADMA REDDY (R). 2-3-64/10/24 JAISWAL COLONY AMBERPET HYDERABAD - 500 013.
			HIREE: M/S. DIVYA REDDY HAVING ITS REGISTERED OFFICE AT H.NO.8-2-684/1/15, ROAD NO.12, BANJARA HILLS HYDERABAD-500 034, REP. BY ITS MANAGING DIRECTOR MS. SALLA DIVYA REDDY, D/O. MR. S. RAMI REDDY R/O. H.NO.8-2-684/1/15, ROAD NO.12 BANJARA HILLS, HYDERABAD-500 034

SIGNATURE OF WITNESSES:

1. 
2. 



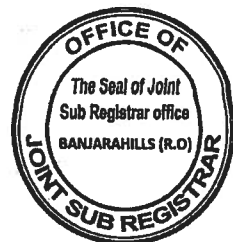

SIGNATURE OF THE OWNER


SIGNATURE(S) OF THE HIREE

Bk - 1, CS No 6665/2018 & Doct No
6550/2018. Sheet 4 of 5 Joint Sub Registrar
Banjarahills (R.O)



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आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SYED MEHDI
MAHMOOD SYED
03/06/1958
 Permanent Account Number
AVWPS4017L


 Signature





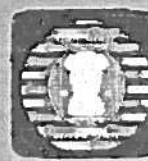



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

RAZIA BANO
HASHIM SYED
15/12/1968
 Permanent Account Number
AGIPR3410M


 Signature



భారత ప్రభుత్వం
 Government of India

సమాధు సంఖ్య / Enrollment No. : 1027/28203/00049



కండి ప్రభాకర్ రెడ్డి
 Kandl Prabhakar Reddy

పుట్టిన నామదినం / Year of Birth: 1974
 పురుషుడు / Male

3287 6953 9204



10/07/2013

To
 Kandl Prabhakar Reddy
 కండి ప్రభాకర్ రెడ్డి
 2-3-64/10/24 1FLOOR KAMALA NILAYAM
 JAISWAL COLONY
 Amberpet
 Amberpet, Hyderabad
 Andhra Pradesh - 500013



ఆధార్ - సామాన్యుని హక్కు



భారత ప్రభుత్వం
Government of India



సల్లా దివ్య రెడ్డి
Salla Divya Reddy

పుట్టిన తేదీ/DOB: 20/10/1984
స్త్రీ / Female

6183 7052 1690



ఆధార్ - సామాన్యని హక్కు



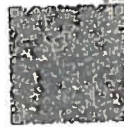
भारत सरकार
GOVERNMENT OF INDIA



మహమ్మద్ ఇర్ఫాన్

Mohammad Irfan
పుట్టిన తేదీ/DOB: 09/07/1993

పురుషుడు / MALE



2691 3095 0462

భారత ఎన్నికల సంఘం
ELECTION COMMISSION OF INDIA
ఓటర్ ఐడెంటిఫికేషన్ కార్డు - VOTER IDENTIFICATION CARD

వోటర్ నెంబర్: 269130950462

EPIC

Name: Mohammad Chand Bepari
తండ్రి పేరు: నూర్ మోహమ్మద్ బేపారి
Father's Name: Noor Mohammad Bepari

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