



# Government of Telangana Registration And Stamps Department

Payment Details - Citizen Copy - Generated on 16/10/2018, 03:20 PM

SRO Name: 1606 Secunderabad

Receipt No: 2766

Receipt Date: 16/10/2018

Name: **ASHISH MODI** CS No/Doct No: **2444 / 2018**  
 Transaction: **Lease Deed** Challan No:  
 Chargeable Value: **6207000** DD No: DD Dt: Challan Dt: E-Challan No: **458TYQ161018**  
 Bank Name: Bank Branch: E-Challan Dt: **16-OCT-18**  
 E-Challan Bank Name: **SBIN** E-Challan Bank Branch:

Account Description	Amount Paid By			E-Challan
	Cash	Challan	DD	
Registration Fee				6250
Deficit Stamp Duty				124040
User Charges				200
<b>Total:</b>				<b>130490</b>

*222/18*

Total:  
In Words: **RUPEES ONE LAKH THIRTY THOUSAND FOUR HUNDRED NINTY ONLY**

Prepared By: **SUSHEELA**

*222/18*

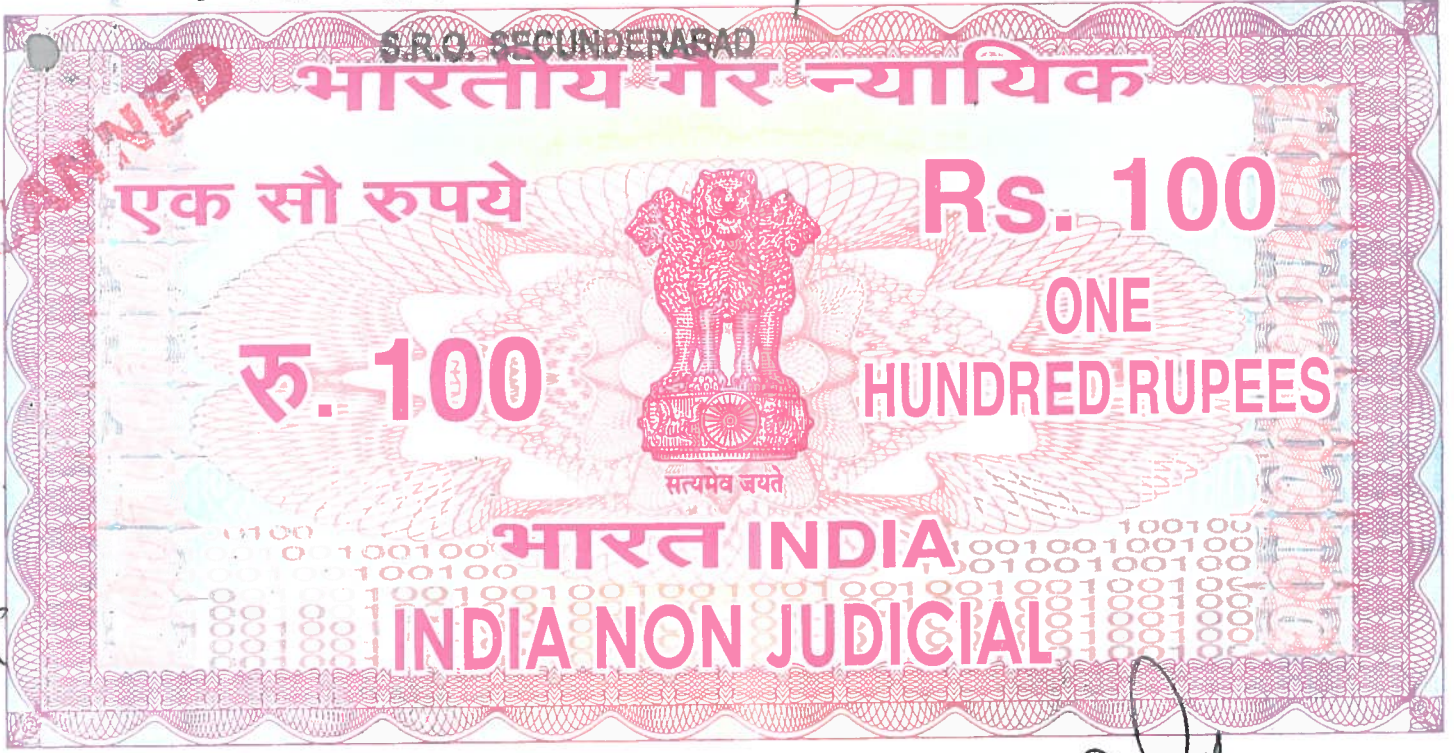


*V. Ashish Kumar*  
**V. ASHISH KUMAR**  
SUB - REGISTRAR  
SECUNDERABAD



2425-2018  
DOCUMENT NO. BOOK

12/10/18



CS  
24/4

తెలంగాణ తెలంగాణ TELANGANA

T 987952

S.No. 18866 Date:12-10-2018

Sold to:RAMESH

S/o. Late NARASING RAO

For Whom:M C MODI EDUCATIONAL TRUST

K.SATISH KUMAR  
LICENSED STAMP VENDOR  
LIC No.16-05-059/2012,  
R.No.16-05-025/2018  
Plot No.227, Opp.Back Gate  
of City Civil Court,  
West Marredpally, Sec'bad.  
Mobile: 9849355156

LEASE AGREEMENT

The Lease agreement executed at secunedrabad on this the 16<sup>th</sup> day of October, 2018 by and between:

M. C. Modi Educational Trust, a Public Charitable Trust, having its office at 5-4-187/3 & 4, Soham Mansion, 2<sup>nd</sup> Floor, M. G. Road, Secunderabad -500 003 represented by its Trustees

- 1) Shri Ashish Modi, S/o. Late Shri Pramod Modi, aged about 44 years, Occupation: Business,
- 2) Shri Soham Modi, S/o. Late Shri Satish Modi, aged about 48 years, Occupation: Business.

Hereinafter referred to as the LESSOR (which term shall mean and include whenever the context may so require his successor-in-interest).

AND

M/s. Shri Sai Enterprises a registered partnership firm having its office at 8-2-595/3, Road No. 10, Banjara Hills, Hyderabad, represented by its Managing Parmer Shri Annam Vikhyath, S/o. Annam Dilip kumar aged about 32 years, occupation: Business Occupation: Business, hereinafter referred to as the LESSEE (which term shall mean and include whenever the context may so require its successors-in-interest).

For M/s. MC MODI EDUCATIONAL TRUST  
  
TRUSTEE

For M/s. MC MODI EDUCATIONAL TRUST  
  
TRUSTEE

For SHRI SAI ENTERPRISES  
  
Partner

**Presentation Endorsement:**

Presented in the Office of the Sub Registrar, Secunderabad along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 6250/- paid between the hours of 3 and 4 on the 16th day of OCT, 2018 by Sri Ashish Modi

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

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	LE		 M/S SHRI SAI ENT [1606-1-2018-244]	M/S SHRI SAI ENTERPRISES REP BY ANNAM VIKHYATH S/O. ANNAM DILIP KUMAR 8-2-595/3,RD NO.10 BANJARAHILLS, HYD	
2	LR		 M.C.MODI EDUCAT [1606-1-2018-244]	M.C.MODI EDUCATIONAL TRUST REP BY ASHISH MODI S/O. LATE PRAMOD MODI 5-4-187/3&4,SOHAM MANSION.MG RD, SEC	

**Identified by Witness:**

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 K PRABHAKAR REDDY [1606-1-2018-2444]	K PRABHAKAR REDDY H NO 2-3-64/10/24, JAISWAL GARDEN, AMBERPET, HYD	
2		 B RAVINDER REDDY [1606-1-2018-2444]	B RAVINDER REDDY H NO 3-26/1, LINGALAGHANPUR, WARANGAL	

16th day of October, 2018

Signature of Sub Registrar  
Secunderabad

**E-KYC Details as received from UIDAI:**

SI No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX6168 Name: Ashish Pramod Modi	S/O Pramod Modi, Secunderabad, Hyderabad, Andhra Pradesh, 500003	
2	Aadhaar No: XXXXXXXX0431 Name: A Vikhyath	S/O A Dilip Kumar, Secunderabad, Hyderabad, Andhra Pradesh, 500080	

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Sub Registrar Secunderabad  
Sheet 1 of 8

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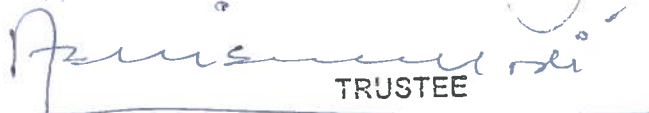


- A. Whereas the LESSOR is the absolute owner of about 2,000 sq yds. of land along with construction / sheds admeasuring about 10.600 sft bearing premises no. 1-8-179 situated at S. D. Road, Secunderabad.
- B. WHEREAS the LESSOR is a charitable trust and is desirous of generating a regular income from the above referred premises, for its charitable activities and to meet the aims and objectives of the trust. The LESSOR has neither the expertise nor the resources to develop the land and / or renovate the existing structures, with the result, for a number of years there has been no regular income from the premises. The LESSOR has therefore given on lease the property to the , Lessee who is capable of renovating and generally improving the property at its ' own cost, so that it can be put to proper use, thereby generating a regular monthly income for the LESSOR.
- C. Whereas the LESSOR has executed a lease agreement dated 29.06.2009 registered as document no. 987/2009 in favour of the LESSEE for the above said premises. As per the terms of lease the LESSEE has been regularly paying the rent to the LESSOR. The said lease was for a period of 9 years commencing on 15.06.2010 and ending on 14.06.2019. As per the said lease the LESSEE was entitled to sub-lease the said premises to any third party.
- D. WHEREAS the LESSEE has approached the LESSOR to renew the' lease for the premises bearing no. 1-8-179, situated at S.D. Road, Secunderabad admeasuring about 2,000 sq. yds. along with constructions / sheds admeasuring about 10,600 sft, hereinafter referred to as the Scheduled Premises, more particularly described at the foot of -this agreement, on an 'as is where is' basis, for further period of 9 years to enable the LESSEE to sub-lease the premises for a longer period to a prospective customer. The LESSEE has agreed to renovate and/or make additions and alterations to the Scheduled Premises at its own risk and cost.
- E. WHEREAS the LESSEE has requested the LESSOR to renew the lease and LESSOR has agreed to renew the lease of the Scheduled Premises on the terms and conditions specified hereunder:

**THE LESSOR AND THE LESSEE JOINTLY HEREBY COVENANTS AS UNDER:**

1. The LESSEE shall pay a rent of Rs.3,46,489/-(Rupees Three Lakhs Forty Six Thousand Four Hundred and Eighty Nine Only) per month exclusive of Water and Electricity consumption charges and Municipal Taxes (60% towards rent and 40% towards amenities charges like provision of open space for parking, water supply, electric supply, etc.) and subject to the clause pertaining to the enhancement of rent contained hereunder.
2. The lease shall be for a period of nine years commencing from the 15<sup>th</sup> day of June 2019.
3. This lease agreement shall be renewed at the end of every 9 years on mutually agreed terms
4. The expenses of stamp duty and registration charges of this agreement in duplicate and all other incidental expenses shall be borne by the LESSEE and the LESSOR equally.

For M/s. MC MODI EDUCATIONAL TRUST

  
TRUSTEE

For M/s. MC MODI EDUCATIONAL TRUST

TRUSTEE

For SHRI SAI ENTERPRISES

  
Partner

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

Description of Fee/Duty	Stamp Papers	Challan u/S 41 of IS Act	In the Form of			Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	Total
			E-Challan	Cash				
Stamp Duty	100	0	124040	0	0	0	124140	
Transfer Duty	NA	0	0	0	0	0	0	
Reg. Fee	NA	0	6250	0	0	0	6250	
User Charges	NA	0	200	0	0	0	200	
<b>Total</b>	<b>100</b>	<b>0</b>	<b>130490</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>130590</b>	

Rs. 124040/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 6250/- towards Registration Fees on the chargeable value of Rs. 6207000/- was paid by the party through E-Challan/BC/Pay Order No .4587921700516 dated 16-OCT-18 of .SBIN/

**Online Payment Details Received from SBI e-P**

(1). AMOUNT PAID: Rs. 130490/-, DATE: 16-OCT-18, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 8587921700516. PAYMENT MODE: CASH-1000200, ATRN: 8587921700516, REMITTER NAME: SOHAM MODI, EXECUTANT NAME: M. C. MODI EDUCATIONAL TRUST, CLAIMANT NAME: SHRI SAI ENTERPRISES).

Date: 16th day of October 2018

Signature of Registering Officer  
Secunderabad

Bk - 1, CS No 2444/2018 & Doct No 2425-2018 Sheet 2 of 8 Sub Registrar Secunderabad



Name ..... Soham Modi  
 S/o. W/o. D/o ..... late Satish Modi  
 Occ: ..... Business  
 R/o ..... S-4-187/384, Soham Mansions  
M.G. Road, Sec 40

Name ..... K. Prabhakar Reddy  
 S/o. W/o. D/o ..... K. Padma Reddy  
 Occ: ..... Service Amberpet  
 R/o ..... 2-3-64/10/24, Jail Road Colony  
Hyderabad

Name ..... B. Ravinder Reddy  
 S/o. W/o. D/o ..... B. Venkatesh Reddy  
 Occ: ..... 3-20/1, Service.  
 R/o ..... Warangal.

2018వ సం. ఆక్టోబరునా 16 వ తేదీన నంద-లక్ష్మణులు  
 124040 వ. సం. ఆర్.టి.సి. డి.ఎం.ఎం.ఎం. 24 వ. తే.

V. SATHISH KUMAR  
 SUB - REGISTRAR  
 SECUNDERABAD

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5. That the LESSEE shall be entitled to renovate the Scheduled Premises in the manner the LESSEE deems fit and proper without any objection or hindrance from the LESSOR, at its own risk and cost. However, the LESSEE shall keep the LESSOR informed in writing from time to time about any major structural changes or renovations that the LESSEE intends to make.
6. That the cost of renovation / alterations to the Scheduled Premises including enhancement of water and electricity supply shall be borne by the LESSEE only. The LESSOR is handing over the premises on as is where is basis and the LESSEE shall not raise any objections on this count.
7. The LESSOR agrees to co-operate with the LESSEE in signing ail applications, affidavits, representations etc., that may be necessary for the renovations / alterations including for enhancement of water and electricity supply.
8. The LESSEE shall apply for and obtain the necessary permissions that may be required for renovation / alteration from the statutory authorities at its own risk and cost.
9. That the LESSEE shall be entitled to sub-lease the Scheduled Premises in part or full to any third party on such terms and conditions as it may deemed fit and proper. However, the LESSEE shall keep the LESSOR informed in writing about all subleases that the LESSEE intends to enter into.
10. That the LESSEE shall be entitled to sub-lease the Scheduled Premises to any third party, for which no further consent of the LESSOR shall be required. The LESSEE shall be entitled to enter into to registered sub-lease agreements with third parties without any further reference to or consent of the LESSOR, however subject to the LESSEE keeping the LESSOR informed about all such sub-lease(s).
11. The Lessee shall ensure that the sub-lessee(s) shall be bound by all the terms and conditions of this agreement.
12. The LESSEE shall pay the rent regularly each month on or before the 10<sup>th</sup> day of the succeeding month to the LESSOR.
13. The LESSEE shall pay and bear the electricity consumption charges including any additional consumption deposit that may be levied from time to time apart from the rent. The LESSEE shall enhance the electric power supply at his own cost.
14. The LESSEE shall pay and bear the water consumption charges that may be levied from time to time apart from the rent. The LESSEE shall be free to enhance the water supply by addition of bore wells and / or water supply lines through the concerned authorities at its own cost.
15. The LESSEE shall keep the demised portion in a neat and habitable condition.

For M/s. MC MODI EDUCATIONAL TRUST

For M/s. MC MODI EDUCATIONAL TRUST

TRUSTEE

TRUSTEE SHRI SAI ENTERPRISES

Partner

Bk - 1, CS No 2444/2018 & Doct No

Sheet 3 of 8

2425-2018

Sub Registrar  
Secunderabad

### CERTIFICATE OF REGISTRATION

Registered as Doct. No. 2425 of 2018.

(1940SC) of Book I and

assigned the Identification Number

1606 - I - 2444 - 2018 for Scanning

Date : 22/10/2018

  
Registering Officer  
**V. SATHISH KUMAR**

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16. The LESSEE shall carry out all repairs and regular maintenance including renovation at its own cost.
17. The LESSEE shall enhance the rent by 5% at the end of every year on the then existing rent.
18. The LESSEE shall permit the LESSOR or anyone authorised by it to inspect the demised portion at all reasonable hours of the day.
19. The LESSEE shall pay the municipal / property taxes and any other taxes and / or levies pertaining to the Schedule Premises. (Presently property taxes payable an amount Rs.1,95,318/- per annum)
20. On expiry of this lease or on termination of the lease agreement the LESSEE shall handover vacant possession of the Scheduled Premises including all the permanent structures / constructions made on the Scheduled Premises free of cost to the LESSOR. The LESSEE shall not under any circumstances claim compensation for the permanent construction / structures made on this Scheduled Premises.
21. The LESSOR agrees not to cause any hindrance to the LESSEE in the enjoyment of the Scheduled Premises provided the LESSEE observes all the covenants without defaults as specified above.
22. The LESSOR agrees to allow the LESSEE to remove the temporary partitions / structures, electrical fittings, false ceiling, air conditioning and any other such system that the LESSEE has installed at its own cost at the time of vacating the Scheduled Premises on the expiry of the lease or on termination of the lease.

For M/s. MC MODI EDUCATIONAL TRUST

TRUSTEE

For M/s. MC MODI EDUCATIONAL TRUST,

TRUSTEE

For SHRI SAI ENTERPRISES

Partner

Bk - 1, CS No 2444/2018 & Doct No  
/ Sheet 4 of 8 Sub Registrar  
2425-2018 Secunderabad



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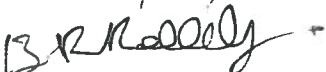
**DESCRIPTION OF THE SCHEDULED PREMISES**

All that portion of the land admeasuring about 2,000 sq. yds. along with constructions / sheds admeasuring about 10,600 sft., bearing premises no. 1-8-179, situated at S.D. Road, Secunderabad and bounded by:

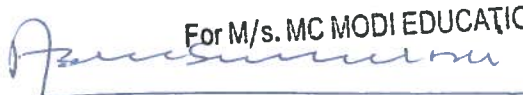
North By	: Neighbors' land
South By	: 40' private road & Usha Kiran Complex
East By	: Public road
West By	: Land and building belonging to Haryana Seva Sangh

In witness whereof the LESSEE and the LESSOR have signed these presents on the date and at the place mentioned above.

Witness:

1. 
2. 

For M/s. M. C. Modi Educational Trust rep by its Trustee

For M/s. MC MODI EDUCATIONAL TRUST  


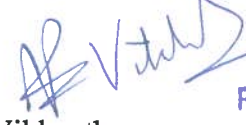
1. Shri Ashish Modi TRUSTEE

For M/s. MC MODI EDUCATIONAL TRUST

2. Shri Soham Modi  
(LESSOR)  TRUSTEE

For Shri Sai Enterprises rep by its Partner

For SHRI SAI ENTERPRISES

  
Partner  
Shri Annam Vikhyath  
(LESSEE)

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Secunderabad



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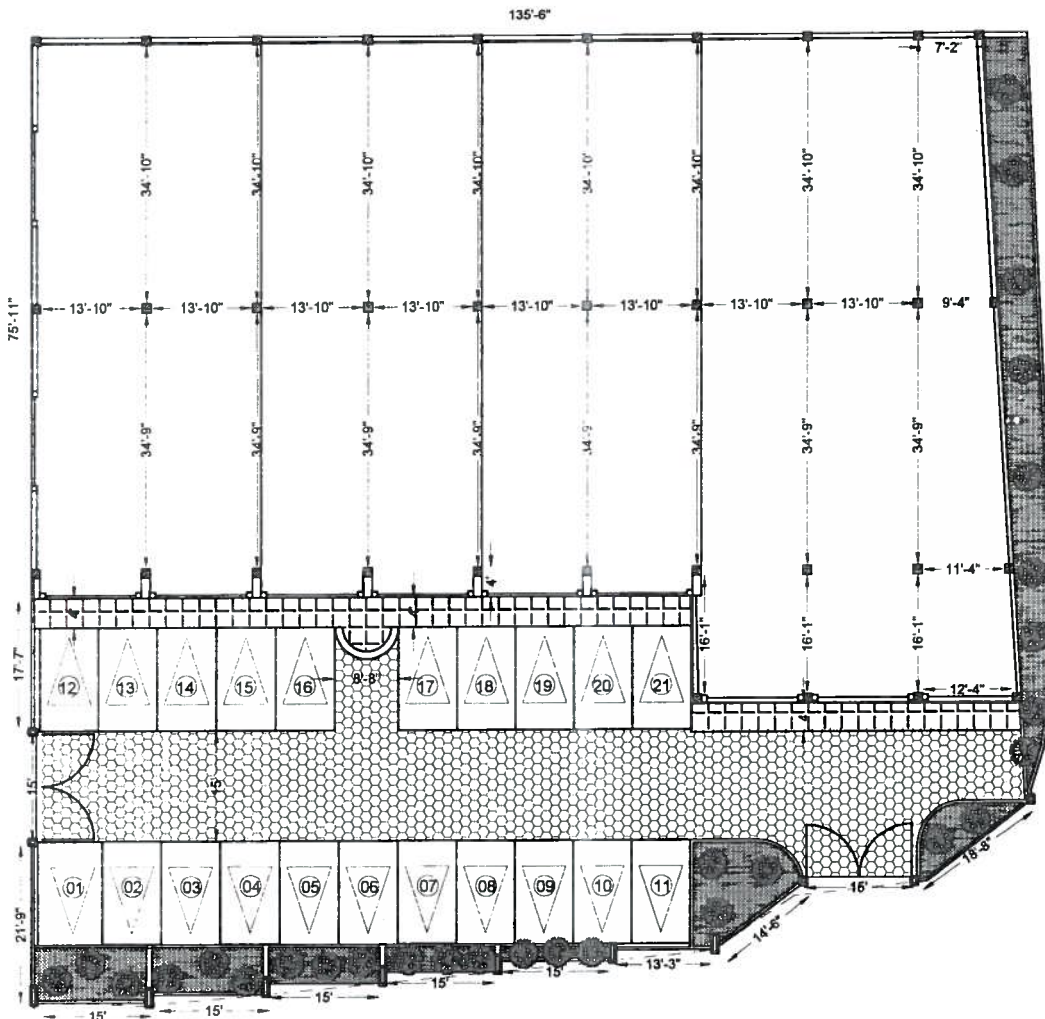
Plan of lease agreement showing the land admeasuring about 2,000 sq.yds., along with construction / sheds admeasuring about 10,600 sq.ft., bearing premises no. 1-8-179, situated at S.D. Road, Secunderabad

LESSOR: M/s. M. C. Modi Educational Trust, a Public Charitable Trust, represented by its Trustees

- 1) Shri Ashish Modi, S/o. Late Shri Pramod Modi
- 2) Shri Soham Modi, S/o. Late Shri Satish Modi

LESSEE: M/s. Shri Sai Enterprises a registered partnership firm represented by its Managing Partner

Shri Annam Vikhyath, S/o. Annam Dilip kumar



Witness:

- 1.
- 2.

For M/s. MC MODI EDUCATIONAL TRUST  
For M/s. M. C. Modi Educational Trust rep by its Trustee

1. Shri Ashish Modi TRUSTEE
2. Shri Soham Modi (LESSOR)

For Shri Sai Enterprises rep by its Partner

Shri Annam Vikhyath  
(LESSEE)

FOR SHRI SAI ENTERPRISES  
 Partner





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2425-2018 Secunderabad


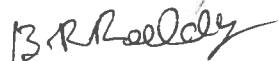
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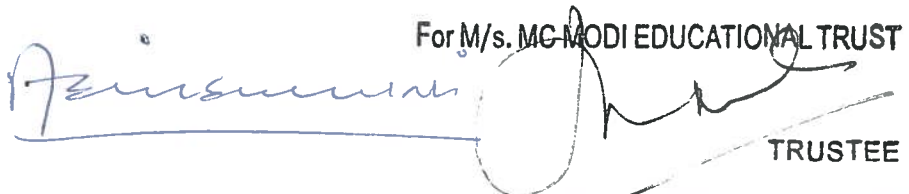
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF  
REGISTRATION ACT, 1908.**

SL.NO	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<p><b>LESSOR:</b></p> <p>M/S. M. C. MODI EDUCATIONAL TRUST            REP BY ITS TRUSTEES:            MR. ASHISH MODI            S/O. LATE PRAMOD MODI            R/O. 5-4-187/3 &amp; 4            SOHAM MANSION            M. G. ROAD, SECUNDERABAD – 500 003</p>
			<p>MR. SOHAM MODI            S/O. LATE SATISH MODI            R/O. 5-4-187/3 &amp; 4            SOHAM MANSION            M. G. ROAD            SECUNDERABAD – 500 003</p>
			<p><b>LESSEE:</b></p> <p>M/S. SHRI SAI ENTERPRISES HAVING ITS            OFFICE 8-2-595/3, ROAD NO. 10            BANJARA HILLS, HYDERABAD            REP. BY ITS MANAGING PARTNER            SHRI ANNAM VIKHYATH            S/o. ANNAM DILIP KUMAR</p>

**SIGNATURE OF WITNESSES:**

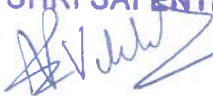
- 
- 

For M/s. MC MODI EDUCATIONAL TRUST



TRUSTEE

SIGNATURE OF THE LESSOR  
 For SHRI SAI ENTERPRISES

  
 SIGNATURE OF THE LESSEE


Bk - 1, CS No 2444/2018 & Doct No  
2425-2018 Sheet 7 of 8 Sub Registrar  
Secunderabad



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भारत सरकार  
GOVERNMENT OF INDIA



కొహం సతీష్ మోడి  
Soham Satish Modi  
పుట్టిన సం./YOB: 1969  
పురుషుడు Male

3146 8727 4389

भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA



పేరునామా:  
S/O: సతీష్ మోడి, ప్లాట్ నం-  
280, రోడ్ నం-25, పెద్దమ్మ  
నేవాలయం దగ్గర జుబిలీ హిల్స్,  
ఖైరాతాబాద్, బంజారా హిల్స్,  
హైదరాబాద్  
హైదరాబాద్, 500034

Address:  
S/O: Satish Modi, plot no-280,  
road no-25, near peddamma  
temple jubilee hills,  
Khairatabad, Banjara Hills,  
Hyderabad  
Andhra Pradesh, 500034

ఆధార్ - ఆధార్ - సామాన్యమానవుడి హక్కు

Aadhaar - Aam Aadmi ka Adhikar

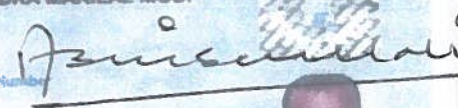

आयकर विभाग  
INCOME TAX DEPARTMENT  
ASHISH PRAMOD MODI

भारत सरकार  
GOVT. OF INDIA

PRAMOD CHANDRA MANILAL MODI

04/09/1968  
Permanent Account Number  
ADYPM4652K

Signature

INDIAN UNION DRIVING LICENCE  
TELANGANA STATE

54791995

PRABHAKAR REDDY K  
K PADMA REDDY  
23-64/10/24  
JAISWAL GARDEN  
AMBERPET  
AMBERPET  
HYDERABAD - 500013

Issued On: 18/12/2014

RTA-HYDERABAD-EZ




*Handwritten signature*

*Handwritten signature*

భారత ఎన్నికల సంఘము  
ELECTION COMMISSION OF INDIA

నా పేరు : విఖ్యాత అన్నం  
NAME : VIKHYATH ANNAM

తండ్రి పేరు : దిలీప్ అన్నం  
FATHER'S NAME : DILIP ANNAM

NVR0964917



భారత ప్రభుత్వం  
Government of India

బుత్తిరెడ్డి రవీందర్ రెడ్డి  
Buttireddy Ravinder Reddy  
పుట్టిన తేదీ/DOB: 15/08/1964  
పురుషుడు/ MALE

6059 3664 0067  
VID: 9136 0723 8905 3537

ఆధార్. నా సుర్తింపు




*Handwritten signature: B.R. Reddy*



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2425-2018

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