

SCANNED

668-2019

668/2019

P.5114

DOCUMENT NO.

OF BOOK

भारतीय न्यायिक

S.R.O. SECUNDERABAD

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES



सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

తెలంగాణ తెలంగాణ TELANGANA

*Signature*

U 305091

S.No. 19035 Date:16-10-2018

**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

Sold to: SHARAD J KADAKIA

S/o. LATE. JAYANTILAL M KADAKIA

For Whom: SELF & OTHERS.

**GENERAL AMENITIES AGREEMENT**

th

THIS GENERAL AMENITIES AGREEMENT is made and executed at Hyderabad on this 16 day of November, 2018 by and between

1. Mr. Rajesh J. Kadakia, S/o. Late Jayantilal M. Kadakia, aged about 62 years, Occupation: Business, R/o. H. No: 5-2-223, "Gokul", 3<sup>rd</sup> Floor, Distillery Road, Hyderbasti, Secunderabad and presently residing at # 91, South Elcamino, Real Samclemante, California – 92672, U.S.A
2. Mr. Sharad J. Kadakia S/o. Late Jayantilal M. Kadakia, aged about 58 years, Occupation: Business, R/o. H. No: 5-2-223, "Gokul", 3<sup>rd</sup> Floor, Distillery Road, Hyderbasti, Secunderabad and presently residing at The Greens Group, 14252 Culver Drive Suite A-358, Irvine CA 924604, U.S.A.

(hereinafter collectively called the "OWNERS" Which expression shall unless excluded by or repugnant to the subject or context be deemed to include their heirs, executors, administrators, legal representative and assigns) of the First Part.

**AND**

M/s. Sonata Software Limited, a Company duly incorporated under the Companies Act, 1956 having its office at No. 208, T.V. Industrial Estate, S.K. Ahire Marg, Worli, Mumbai – 400 030 and corporate office at #1/4, APS Trust Building, Bull Temple Road, N.R. Colony, Bangalore – 560 019. duly represented by its Authorised Signatory & Head-Admin, Mr. Anand Krishnan, hereinafter called as the "HIRER" (which expression shall unless excluded by or repugnant to the subject or context be deemed to include its successors and/or assigns) of the Second Part.

*Signature of Rajesh J. Kadakia*

*Signature of Sharad J. Kadakia*



**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. 560/- paid between the hands of 3 and 4 on the 26th day of FEB, 2019 by Sri K. Prabhakar Reddy

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

Sl No	Code	Thumb Impression	Photo	Address
1	LE			M/S SONATA SOFTWARE LIMITED REP BY AUTHORISED SIGNATORY ANAND KRISHNAN S/O. OFFICE NO 208 T.V. INDUSTRIAL ESTATE S.K. AHIRE MARKET, HYDERABAD
2	LR			K. PRABHAKAR REDDY (REP BY 1 AND 2 SPA HOLDER) S/O. K. PADMA REDDY H NO 2-3-64/10/24 JAISWANTHRA COLONY AJIBERPEY, HYDERABAD



*Prabhakar Reddy*

**Identified by Witness:**

Sl No	Thumb Impression	Photo	Name & Address	Signature
1			C.RAMESH 1-3-176/6/D/2, KAVADIGUDA	<i>[Signature]</i>
2			R.SUBRAMANIAN AMEERPET	<i>[Signature]</i>

26th day of February, 2019

Signature of Sub Registrar  
Secunderabad

**Endorsement:** Stamp Duty, Transfer Duty, Registration Fee and User Charges are collected 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	
Stamp Duty	100	0	5440	0	0	5540
Transfer Duty	NA	0	0	0	0	0
Reg. Fee	NA	0	560	0	0	560
User Charges	NA	0	200	0	0	200
<b>Total</b>	<b>100</b>	<b>0</b>	<b>6200</b>	<b>0</b>	<b>0</b>	<b>6300</b>

Rs. 5440/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 560/- towards Fees on the chargeable value of Rs. 553839/- was paid by the party through E-Challan/BC/Pay Order dated 26-FEB-19 of YESB/

Bk - 1, CS No 522/2019 & Doct No 668-2019  
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 Sub Registrar Secunderabad



**WHEREAS**

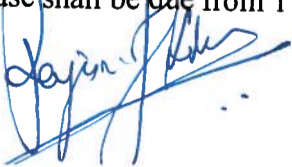
1. By a Lease Deed of even date (hereinafter referred to said 'Lease Deed') made by and between the Owners and Hirer herein, for the consideration and on the terms and conditions mentioned therein, the Owners has granted the lease of the office space of the residential Villa situated behind the commercial building known as "GREENS TOWERS" bearing Municipal Nos. s1-10-178/3/1 & 1-10-178/3/2, Begumpet, Hyderabad – 500 016, more fully described in the Schedule hereunder and hereinafter referred to as the 'Leased Villa' in favour of the Hirer for a period of Six (6) years with effect from 1<sup>st</sup> December 2017, subject to clause 11 of the aforesaid Lease Deed.
2. The Owners in addition to the grant of lease rights in respect of the Leased Villa, also has agreed to provide certain facilities and other allied amenities and services to the Leased Villa which are attached to and are part and parcel and / or deemed to be attached and part and parcel of the Leased Villa.
3. The Owners offered to give and the Hirer agrees to take on hire the said facilities and other allied amenities and services at the Leased Villa on the terms and conditions hereinafter appearing.

**NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:**

1. That in consideration of the amenities charges payable by the Hirer to the Owner and the covenants and the terms and conditions appearing hereinafter, the Owner has agreed to provide certain facilities and allied amenities as details mentioned in the list annexed to this Agreement as "Annexure-1, hereinafter referred to as the 'Said Facilities' in the Leased Villa for the exclusive use and enjoyment of the Hirer and its employees and authorised representatives free from all encumbrances subject to the terms and conditions mentioned herein below. The Said Facilities are attached to and are part and parcel and / or deemed to be attached and part and parcel of the Leased Villa.
2. The Hirer shall pay the Owner a sum of Rs.33,644/- (Rupees Thirty Three Thousand Six Hundred and Forty Four Only) subject to an annual increase given hereunder, from 1<sup>st</sup> December 2017 as amenities charges per month for the Said Facilities apart from and along with the rent payable.

In the name of Rajesh Kadakia	Rs. 16,822/-
In the name of Sharad Kadakia	Rs. 16,822/-

3. The Hirer shall pay the amenities charges to the Owners in advance on or before the 7<sup>th</sup> of each month subject to statutory deduction of tax at source as may be applicable and the Hirer shall issue to the Owners certificate of tax deducted at source within two months from the end of every financial year. In addition to the amenities charges the Hirer shall pay applicable tax at the applicable rate on the said amenities charges to the Owner.
4. The Owners are required to charge the applicable taxes, including Goods and Services Tax (GST), as and when applicable in the invoice it submits to the Hirer. The invoice shall be in compliance with the requirement under GST. The Owners have to share the GST registration details with the Hirer and also required to comply with GST provisions. This includes uploading the necessary details in GST portal in time; payment of GST to the Government and file the returns within the due date. In case of failure on the part of the Owners to comply with the requirement, the Hirer reserves the right to withhold/recover the GST element charged in the invoice.
5. The Hirer hereby agrees to increase the amenities charges payable to the Owners in respect of the Said Facilities at the rate of six percent (6%) once in every one (1) year of the last rent paid. The next increase shall be due from 1<sup>st</sup> December, 2018.









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

(1). AMOUNT PAID: Rs. 6200/-, DATE: 26-FEB-19, BANK NAME: YESB, BRANCH NAME: YESB, ACCOUNT NO: 6571488828918, PAYMENT MODE: NB-1000200, ATRN: 6571488828918, REMITTER NAME: YESB, EXECUTANT NAME: MR. RAJESH J KADAKIA AND SHARAD J KADAKIA, CLAIMANT NAME: YESB (LIMITED).

Date:  
26th day of February, 2019

Signature: 

Per

**CERTIFICATE OF REGISTRATION**

Registered as Doct. No. 668 of 2019.

(1940SC) of Book - 2 - and

assigned the Identification Number

1606-I-522 2019 for Scanning

Date: 12/3/2019

Registering Officer:

  
**V. SATHISH KUMAR**

**NOTE: ONE COPY HAS BEEN REGISTERED ALONG WITH ORIGINAL**

  
SUB-REGISTRAR  
Secunderabad

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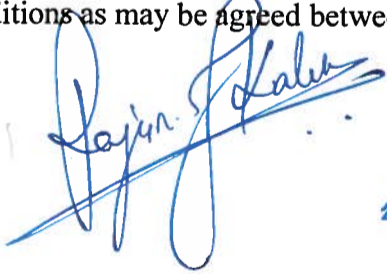
Sub Registrar  
Secunderabad

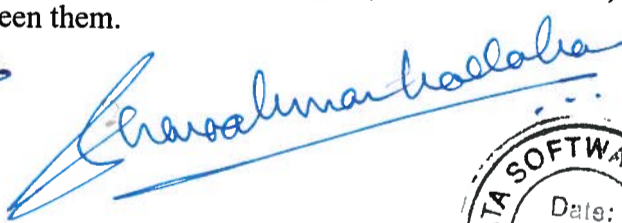
**668-2019**

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6. The Owners shall provide adequate three-phase electricity supply to the Leased Villa at their own cost and the Hirer shall pay for the electricity consumed at applicable tariff as per the reading meter provided therein. The Hirer shall be responsible for the consequences for non-payment of consumption charges to the electricity supply company or any statutory authority regulating the electricity supply. The Hirer shall also be liable to pay the additional consumption deposit as may be imposed by electricity supply company or any other regulatory authority in the event that such additional consumption deposit is levied for reasons directly attributable to the usage of the power to the Villa by the Hirer
7. The Owners shall provide for regular water supply through bore well and HMWSSB or any other authority or service providers at their cost and expenses. However, the Hirer shall bear and pay the charges for the water supplied during the lease period.
8. The Owners shall provide the Hirer to use the open land around the Villa and the parking space attached to the Villa without any charges.
9. The Hirer shall maintain all other equipment's provided by the Owner to the Leased Villa at their own cost.
10. The Hirer shall not remove any of the Said Facilities provided by the Owners at the Leased Villa and shall maintain the same in good and working order, normal wear and tear excepted.
11. This General Amenities Agreement is co-terminus and co-extensive with the said Lease Deed of even date executed in respect of the Leased Villa. The parties shall not entitled to terminate this General Amenities Agreement without at the first instance terminating the said Lease Deed in respect of the Leased Villa. On expiry or earlier termination of the said Lease Deed, this General Amenities shall automatically and simultaneously be terminated and the Owner shall refund the entire amount of Security Deposit paid under the said Deed of Lease to the Hirer, at the time of handing over vacant possession of the Leased Villa, failing which the Hirer shall be entitled to retain possession of the Said Facilities together with the Leased Villa till such time the entire amount of Security Deposit is refunded with interest at the rate of 18% per annum till the date of payment and during such period the Hirer shall be fully entitled to make use of the Leased Villa together with the Said Facilities without being liable to pay any rent or amenities charges or any other charges under this Agreement or any meanse profits in respect of the Leased Villa or the Said Facilities.
12. The Hirer shall use the Said Facilities with normal care and caution. However, normal wear and tear excepted.
13. Upon the expiry of the lease period, this General Amenities Agreement shall be renewed along with the Deed of Lease, subject to mutual consent of both the parties (Owners and Hirer) upon such terms and conditions as may be agreed between them.









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/ Sheet 3 of 7 Sub Registrar  
Secunderabad

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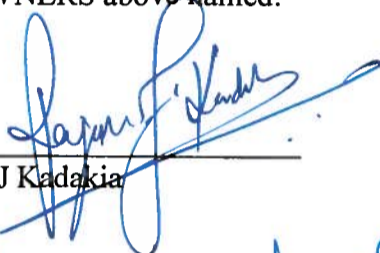
**SCHEDULE OF ABOVE REFERRED LEASED VILLA**

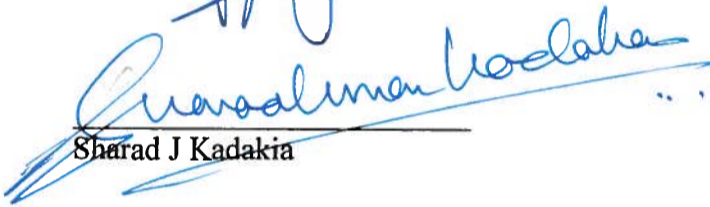
All that part and parcel of residential Villa situated behind commercial building known as "Greens Towers" bearing Municipal nos. 1-10-178/3/1 & 1-10-178/3/2, Begumpet Main Road, Hyderabad – 500 016, consisting of Main House with 4 bedrooms, 4 toilets, court yard, living, dining, kitchen admeasuring about 3,000 square feet and a detached house with 2 units consisting of 1 bedroom, toilet and kitchenette, admeasuring about 800 sft on a total land area of about 1700 square yards butted and bounded as give below:

East by : Neighbours Property  
West by : Building known as Greens Towers belonging to Owners  
North by : Premises belonging to Mr. Lathif Khan & Others and College Premises  
South by : Premises belonging to Mrs. Khan & Others.

**IN WITNESS WHEREOF** the Parties hereto have hereunto set and subscribed their hands on the day month and year first above written.


SIGNED AND DELIVERED BY  
The OWNERS above named:

  
\_\_\_\_\_  
Rajesh J Kadakia

  
\_\_\_\_\_  
Sharad J Kadakia

In the presence of:

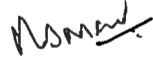
SIGNED AND DELIVERED BY  
The HIRER above named

  
\_\_\_\_\_  
Represented by Mr. Anand Krishnan



In the presence of:

**WITNESS:** .

1. 

2. 



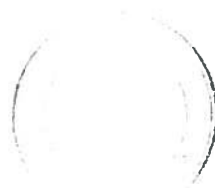
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Sub Registrar  
Secunderabad

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**ANNEXURE -1**

1. 5 KVA of LT power supply.
2. Marble flooring
3. Doors & windows.
4. Bathrooms, Sanitary & plumbing.
5. Water supply through borewell and HMSWSSB.
6. Use of Open Land around the Villa.


SIGNED AND DELIVERED BY  
The OWNERS above named:

  
\_\_\_\_\_  
Rajesh J Kadakia

  
\_\_\_\_\_  
Sharad J Kadakia

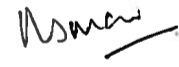

In the presence of:

SIGNED AND DELIVERED BY  
The HIRER above named

  
\_\_\_\_\_  
Represented by Mr. Anand Krishnan  
In the presence of:



**WITNESS:**

1. 
2. 









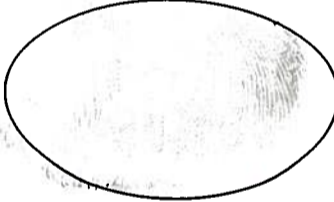

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Secunderabad

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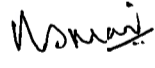

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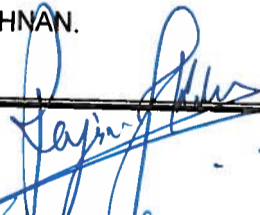
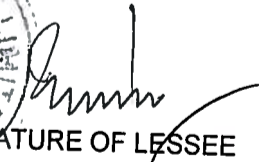


**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF  
REGISTRATION ACT, 1908.**

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<b>OWNERS:</b> 1. <b>MR. RAJESH J, KADAKIA</b> S/O. LATE JAYANTILAL M. KADAKIA R/O. H. NO: 5-2-223, "GOKUL" 3 <sup>RD</sup> FLOOR, DISTILLERY ROAD HYDERBASTI SECUNDERABAD.
			2. <b>MR. SHARAD J. KADAKIA</b> S/O. LATE JAYANTILAL M. KADAKIA R/O. H. NO: 5-2-223, "GOKUL" 3 <sup>RD</sup> FLOOR, DISTILLERY ROAD HYDERBASTI SECUNDERABAD.
			<b>SPA FOR PRESENTING DOCUMENTS:</b> <b>VIDE FILE NO. E1116/2019 dt 02.01.19</b> @ Dr, Hyderabad SRI. K. PRABHAKAR REDDY S/O. SRI. K. PADMA REDDY (O). 2-3-64/10/24 JAISWAL COLONY AMBERPET HYDERABAD.
			<b>HIRER:</b> M/S. SONATA SOFTWARE LIMITED HAVING ITS CORPORATE OFFICE AT #208, T.V. INDUSTRIAL ESTATE S.K. AHIRE MARG, WORLI, MUMBAI -400030 REP. BY ITS AUTHORISED SIGNATORY & HEAD-ADMIN MR. ANAND KRISHNAN.

**SIGNATURE OF WITNESSES:**

- 
- 

  
  
 SIGNATURE OF LESSOR  
 SIGNATURE OF LESSEE



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/ / . Sheet\_ 6 of 7  
Sub Registrar  
Secunderabad

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भारत सरकार  
GOVERNMENT OF INDIA



అనంద్ కృష్ణన్  
Anand Krishnan  
DOB: 31-05-1959  
Gender: Male

*Anand*



7752 3132 5970

आधार - आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

S/O లాట్ కృష్ణన్ లాట్ ఎస్. శంకర్. 500006.  
సాయి కృప, 9వ మైన్, 7వ క్రాస్,  
హనుమంతనగర్, బెంగళూరు 560019

Address:  
S/o Late Krishnan R S, #1109, Sai  
Krupa, 9th Main, 7th Cross,  
Hanumanthnagar, Bangalore  
560019, Bangalore, Karnataka,  
560019



1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,  
Bengaluru-560 091



భారత ప్రభుత్వం  
GOVERNMENT OF INDIA



చంద్రగిరి రమేష్  
Chandragiri Ramesh

పుట్టిన సంవత్సరం / Year of Birth : 1979  
పురుషుడు / Male

4127 1589 3238



ఆధార్ - సామాన్యుని హక్కు



భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా:  
S/O చంద్రగిరి రమేష్ రావు  
సామాన్య/సా. సమీక్ష  
సెంటర్ మరియు సామాన్యజీవిత  
కార్యాలయం, హైదరాబాద్  
ఆంధ్ర ప్రదేశ్, 500080

Address:  
S/O Chandragiri Ramesh Rao  
1-3-176/0/2, Unnikrishna  
center for community hall  
Kandlakota, Hyderabad  
Andhra Pradesh, 500080

Aadhaar - Saamanyuni Hakku



भारत सरकार  
GOVERNMENT OF INDIA



సుబ్రమణియన్ ఆర్  
Subramanian R  
పుట్టిన తేదీ/ DOB: 27/11/1959  
పురుషుడు / MALE

7886 5079 5683



ఆధార్ - సామాన్యుని హక్కు



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా:  
S/O వి రామచంద్రన్, 7-1-58,  
207, బ్లాక్-2C, దివ్య సేఖా  
అపార్ట్‌మెంట్, అమర్పేట్,  
సెకండరబాద్ హైదరాబాద్,  
తెలంగాణ - 500016

Address:  
S/O V Ramachandran 7-1-58 C-  
207 Block 2C, Divya Sekha  
Apartment, Amarpet,  
Secunderabad Hyderabad  
Telangana -500016

*Ramani*

7886 5079 5683

1800 300 1947

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Bengaluru-560 001

