

ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

Leela Chimalg S 837888

LEELA G CHIMALG
STAMP VENDOR
Licence No.1/2009
5-4-76/A, Cellar Ranigunj,
SECUNDERABAD-500 003.

Le 804 27/6/09 Rs. 100-
SI. No. Date Rs.
Sold To S. Mahesh
S/o S. B. K. Shapathi
For Wh. Sai Enterprises

See

GENERAL AMENITIES AGREEMENT

This GENERAL AMENITIES AGREEMENT is executed at Secunderabad, on this the 29th day of June 2009 by and between:-

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 Partner Shri Prakash Challa, S/o. Justice Challa Kondaiah, aged about 55 years, Occupation: Business, hereinafter referred to as the "HIRER"(which term shall mean and include whenever the context may so require its successors-in-interest);

AND

M/s. Ultimate Hospitality Services Pvt. Ltd., a private limited company having its principal office at Banjara Hills, Road No. 14, H. No. 8-2-287/11/A/4, Hyderabad - 500 034, represented by its authorized representative Mr. Gandra Praveen Rao (Chairman & Managing Director), S/o. Shri. G. Ranga Rao, aged about 40 years, R/o. of of Flat No. F1, Vandantha Villa, Plot No. 221/A. MLAs Colony, Road No.12, Banjara hills

For SHRI SAI ENTERPRISES

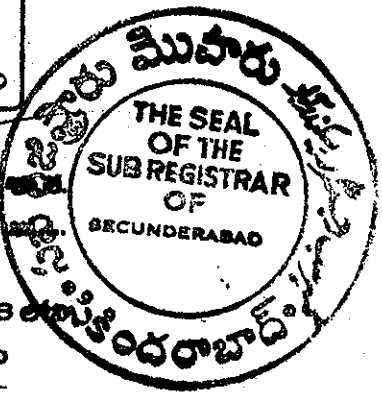
For Ultimate Hospitality Services Pvt. Ltd.

[Signature]
Partner

[Signature]
Chairman & Managing Director

AC
1129

ప పుస్తకము..... 9/2009.....
 దస్తావేజులు.....
 గతమున సంఖ్య.....
 ఈ వాటిని పుస్తకమున సంఖ్య.....
 -6 JUN 2009
 సబ్-రిజిస్ట్రారు



2009 సంవత్సరము..... నెల..... 29 వ..... తేది 31.....
 గంటల మధ్య సెక్రెటరీ యాఫ్ సబ్-రిజిస్ట్రారు కార్యాలయములో
 శ్రీ Challa P. Venkatesh..... రిజిస్ట్రేషన్ చట్టము, 1908
 సెక్షన్ 32 ఆనుసరించి సమర్పించబడిన ఫోటో గ్రాఫులు మరియు
 వేలిముద్రలతో సహా దాఖలు చేసి రుసుము రూ..... 21570/-
 చలానుద్వారా చెల్లించినారు.

ప్రాసేయబడినట్లు ఒప్పుతున్నది

ఎడమ బొటన వ్రేలు



ఎడమ బొటన వ్రేలు



1. చాలా వంశం

A. Venkatesh Rao

A. Venkatesh Rao

Name..... Challa Prakash
 S/o.W/o.D/o..... Justice Challa Kondabhis
 OCC..... Business
 R/o..... 8-2-551/3, Road No. 10
 Banjara Hills, Hyderabad

Name..... Gandra Praveen Rao
 S/o.W/o.D/o..... G. Ranga Rao
 OCC..... Business
 R/o..... F1 Vedantika Villa, P.No. 221/A, MLA's Colony, Road No. Banjara Hills, Hyd.

Name..... A. Koteswara Rao
 S/o.W/o.D/o..... Pethaiah
 OCC..... Professional
 R/o..... 123 Telecom Nagar
 Gachibowli, Hyd-03

Name..... A. Dilip Kumar
 S/o.W/o.D/o..... A. Vishwanath Rao
 OCC..... Business
 R/o..... 125 Annam Reddy
 Kondiguda, Hyd

2009 వ సం॥ యూన్ నెల 29 వ తేదీ నాటికి రిజిస్ట్రారు

1931 వ సం॥ గ్రాఫుల మూసము 8 వ తేదీ

Hyderabad, hereinafter referred to as the "HIREE" (which term shall mean and include whenever the context may so require its successors-in-interest); carrying on the business of Hospitality Services and related services.

The HIREE has obtained on lease vide Lease Agreement dated 29.06.2009, 2,000 sq. yds. of land along with constructions / sheds admeasuring about 10,600 sq. ft. bearing premises no. 1-8-179 situated at S.D. Road, Secunderabad, hereinafter referred to as the Scheduled Premises from the HIRER. At the request of the HIREE, the HIRER has agreed to provide amenities to the HIREE more fully described hereunder. The HIREE has agreed to pay amenities charges for the said amenities apart from the rent payable to the HIRER. This agreement shall be part and parcel of the Lease Agreement executed by the parties on 29.06.2009.

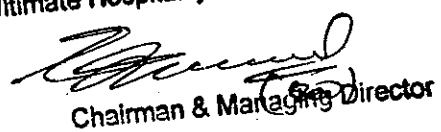
NOW THIS AGREEMENT WITNESSETH AS UNDER:-

1. The HIREE shall pay amenities charges of Rs.2,50,000/- (Rupees Two lakhs fifty thousand only) per month, for the amenities provided in the Scheduled Premises apart from and along with the rent payable subject to deduction of T.D.S under the Income Tax Act if any.
2. The HIREE undertakes to pay service tax if applicable on the amenity charges to the HIRER.
3. The HIREE shall pay amenities hire charges as per the SCHEDULE OF HIRE CHARGES enclosed.
4. The HIREE shall pay the amenities charges for each month on or before the 10th day of the calendar month in advance to the HIRER.
5. The HIREE shall not be entitled to surrender the usage of amenities as long as the tenancy is subsisting.
6. Any default in the payment of amenities charges shall be deemed to be a breach of the covenants of tenancy and the HIRER shall be entitled to determine the lease and the HIREE shall give vacant possession of the tenanted premises.

For SHRI SAI ENTERPRISES


Partner

For Ultimate Hospitality Services Pvt. Ltd.


Chairman & Managing Director

989/2009

క పుస్తకము.....

దస్తావేజుల మొత్తం వాగినముల సంఖ్య..... 9

ఈ వాగినము వరుస సంఖ్య..... 2

సబ్-రెజిస్ట్రారు

ENDORSEMENT
 Certified that following amounts have been
 Paid in respect of document,

I. Stamp Duty:

- 1. In the shape of stamp papers.....Rs.: 100/-
- 2. In the shape of stickers (u/s 41 of I.S. Act 1899).....Rs.: 275670/-
- 3. In the shape of cash.....Rs.: -/-
- 4. Adjustment of stamp duty.....Rs.: -/-

II. Transfer Duty:

- 1. In the shape of stickers.....Rs.: -/-
- 2. In the shape of cash.....Rs.: -/-

III. Registration Fee:

- 1. In the shape of stickers.....Rs.: 27570/-
- 2. In the shape of cash.....Rs.: -/-

IV. User Charges:

- 1. In the shape of stickers.....Rs.: 100/-
- 2. In the shape of cash.....Rs.: -/-

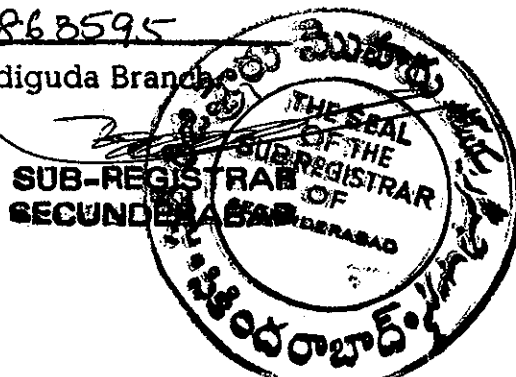
Total Rs: 303440/-

Vide Challan No. 863595
 Dated:- 29/6/09
 SUB-REGISTRAR
 SECUNDERABAD

Rs. 275670 towards
 Stamp Duty including Transfer Duty U/s 41 of I. S. Act
 and Rs. _____
 towards Registration Fee on the chargeable value of
 Rs. 3676000/- were paid by the party
 through SBH Receipt Number 863595
 dated 29/6/09 at Navadiguda Branch

NOTE: ONE COPY HAS BEEN REGISTERED
 ALONG WITH ORIGINAL

SUB-REGISTRAR
 SECUNDERABAD

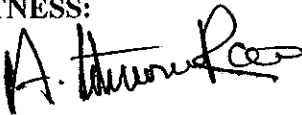



PARTICULARS OF AMENITIES:-

- 1) Provision of electric power connection.
- 2) Provision for Parking Area
- 3) Provision for supply of water.
- 4) Provision of space to fix sign boards
- 5) Provosion of compound wail and gates
- 6) Provision of rolling shutters

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

WITNESS:

1. 
2. 

For SHRI SAI ENTERPRISES


SHRI SAI ENTERPRISES
Partner
HIRER

For Ultimate Hospitality Services Pvt. Ltd.

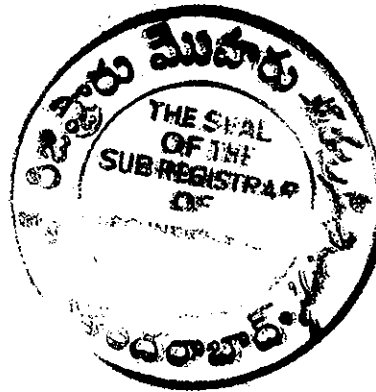

ULTIMATE HOSPITALITY
Chairman & Managing Director
SERVICES PVT.LTD.,
HIREE

I బ పుస్తకము.....989/2009.....
 దస్తావేజుల మొత్తం కాగితముల సంఖ్య.....9.....
 ఈ కాగితము వరుస సంఖ్య.....3.....
 నవ్-శిబిస్టారు

CERTIFICATE OF REGISTRATION

Registered as Doct. No.....989.....of 2009
 (93SC) of Book.....I.....and
 assigned the Identification Number
 1606.....I.....972.....2009 for Scanning.

Date : 3-7-2009 Registering Officer



CERTIFICATE

The document been scanned
 with the Identification

No. 1606.....I.....989.....of 2009

Signature of Registering of Officer

SCHEDULE OF HIRE CHARGES FOR AMENITIES

<u>PERIOD</u>	<u>HIRE CHARGES</u>
1 st September 2009 to 31 st August 2010 ...	Rs.2,50,000 per month
1 st September 2010 to 31 st August 2011 ...	Rs.2,62,500 per month
1 st September 2011 to 31 st August 2012 ...	Rs.2,75,625 per month
1 st September 2012 to 31 st August 2013 ...	Rs.2,89,406 per month
1 st September 2013 to 31 st August 2014 ...	Rs.3,03,876 per month
1 st September 2014 to 31 st August 2015 ...	Rs.3,19,070 per month
1 st September 2015 to 31 st August 2016 ...	Rs.3,35,023 per month
1 st September 2016 to 31 st August 2017 ...	Rs.3,51,775 per month
1 st September 2017 to 31 st August 2018 ...	Rs.3,69,364 per month

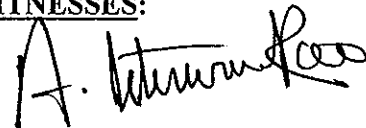
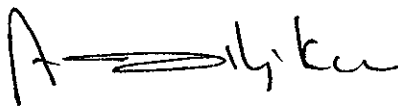
DESCRIPTION OF THE SCHEDULED PREMISES

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

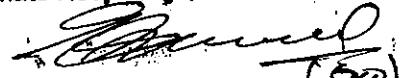
North By : Neighbours' land
South By : 40' private road & Usha Kiran Complex
East By : Public road
West By : Land and building belonging to Hariyana Seva Sungh

In witness whereof the **HIREE** and the **HIRER** have signed these presents on the date and at the place mentioned above.

WITNESSES:

1. 
2. 

For Ultimate Hospitality Services Pvt. Ltd.



Chairman & Managing Director

(Ultimate Hospitality Services P. Ltd.,)

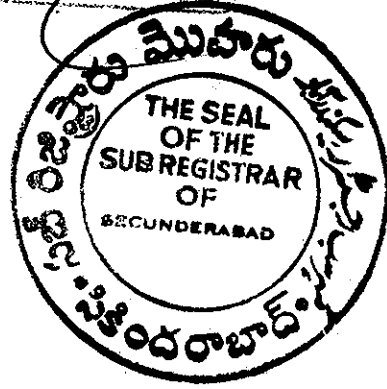
For SHRI SAI ENTERPRISES



HIRER
(SRI SAI ENTERPRISES) **Partner**

1 వ పుస్తకము..... 989/2009.
దస్తావేజాల మొత్తం కాగితముల సంఖ్య..... 9
ఈ కాగితము వరుస సంఖ్య..... 4

నవ-రిజిస్ట్రారు



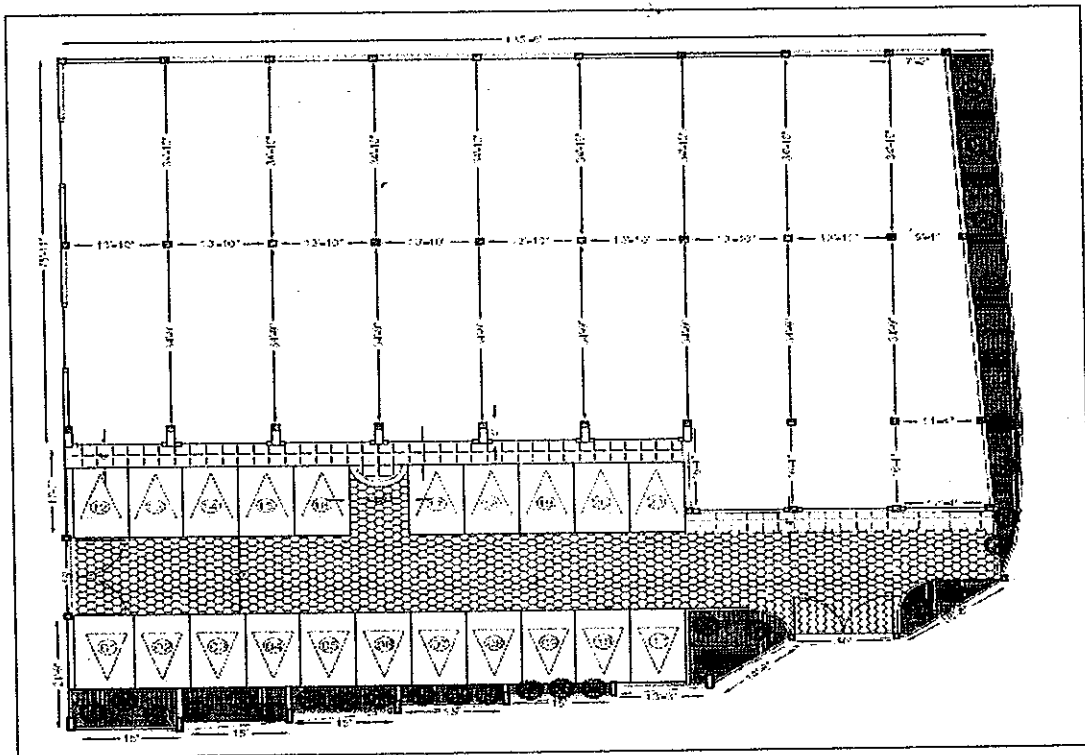
Plan of Hire agreement showing the land admeasuring about 2,000 sq. Yds. along with constructions / sheds admeasuring 10,600 sft. bearing premises no. 1-8-179, situated at S.D. Road, Secunderabad 500 003

HIREE M/s. Ultimate Hospitality Services Pvt. Ltd., having its office at Banjara Hills, Road No. 14, H. No. 8-2-287/11/A/4, Hyderabad – 500 034 represented by its Chairman & Managing Director Mr. Gandra Praveen Rao, S/o. Shri G. Ranga Rao.

HIRER M/s. Shri Sai Enterprises, a registered partnership firm represented by its Managing Partner Shri Prakash Challa, S/o. Justice Challa Kondaijah.

Boundaries:

North By : Neighbours' land
 South By : 40' private road & Usha Kiran Complex
 East By : Public road
 West By : Land and building belonging to Hariyana Seva Sungh



For SHRI SAI ENTERPRISES
For SHRI SAI ENTERPRISES

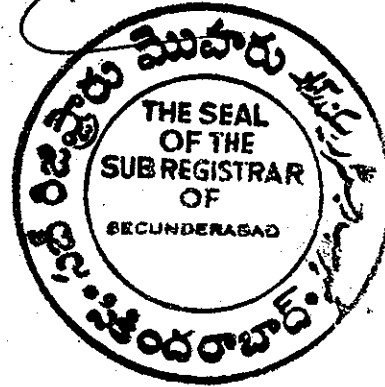
Prakash Challa
 Partner
 MANAGING PARTNER
 SIGNATORY

ULTIMATE
 For Ultimate Hospitality Services Pvt. Ltd.
 SERVICES PVT. LTD.,

Gandra Praveen Rao
 Chairman & Managing Director
 AUTHORISED

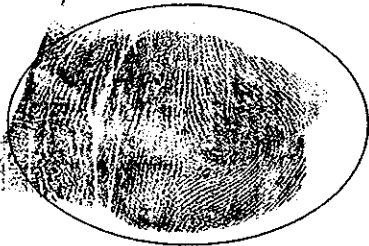
9 వ పుస్తకము..... 989/2009.....
దస్తావేజుల మొత్తం కాగితముల సంఖ్య..... 9
ఈ కాగితము వరుస సంఖ్య..... 5

హబ్-రిజిస్ట్రారు



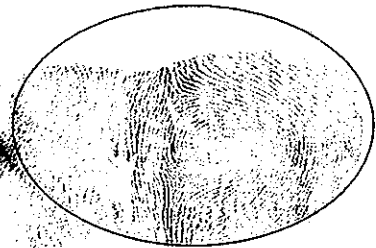
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
--------	------------------------------------------	----------------------------------------------	----------------------------------------------------------------------



HIRER:

M/S. SRI SAI ENTERPRISES
HAVING ITS OFFICE AT 8-2-595/3
ROAD NO. 10, BANJARAHILLS
HYDERABAD REPRESENTED BY
ITS MANAGING PARTNER
SHRI. PRAKASH CHALLA
S/O. SHRI. JUSTICE CHALLA KONDAIAH



HIREE:

**M/S. ULTIMATE HOSPITALITY SERVICES
PVT. LTD.,** HAVING ITS PRINCIPAL OFFICE AT
H. NO: 8-2-287/11/A/4, ROAD NO. 14
BANJARA HILLS, HYDERABAD - 500 034
REPRESENTED BY ITS CHAIRMAN &
MANAGING DIRECTOR
SHRI. GANDRA PRAVEEN RAO
S/O. SHRI. G. RANGA RAO.

SIGNATURE OF WITNESSES:

1.

2.

For SHRI SAI ENTERPRISES

Partner

**SIGNATURE(S) OF HIRER
For Ultimate Hospitality Services Pvt. Ltd.**

Chairman & Managing Director

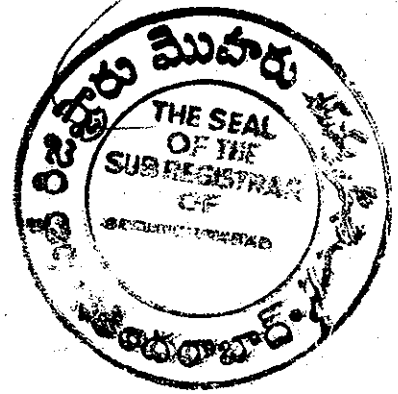
SIGNATURE(S) OF HIREE

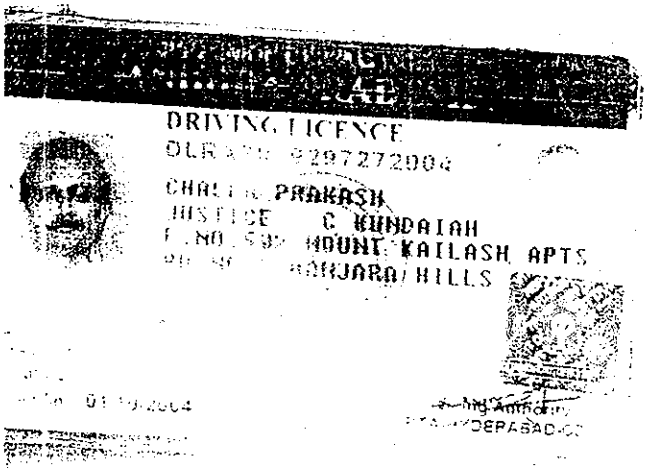
1 వ పుస్తకము..... 989/2009.....
దస్తావేజుల మొత్తం కాగితముల సంఖ్య..... 9/11.....
ఈ కాగితము పనుల సంఖ్య..... 6/11.....
నల్ల చితిస్తారు





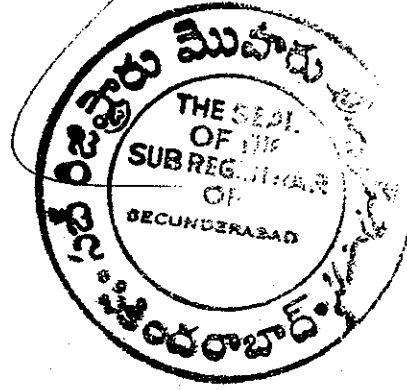
I ద పుస్తకము..... 989/2009
పదవిజం సంఖ్య..... 9
ఈ కాగితము విధి..... 7/15





841279/04	<u>Class Of Vehicle</u>	<u>Validity</u>
	<u>Non-Transport</u>	LMV,MCWG
	<u>Transport</u>	30/09/2009
	<u>Hazardous Validity</u>	
	<u>Badge No.</u>	
	<u>Original No.</u>	1112211974
	<u>Original LA</u>	RTA HYDERABAD - CENTRAL
	<u>DOB</u>	28/10/1953
	<u>Blood Gr.</u>	
	<u>Date of 1st Issue</u>	31/08/1974

1 వ పుస్తకము..... 989/2009.....
దస్తావేజుల సేవకు కాగితముల సంఖ్య..... 9.....
ఈ కాగితము పనుల సంఖ్య..... 8.....
నబ్-రిజిస్ట్రారు



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AASPG1967E



नाम /NAME

PRAVEEN RAO GANDRA

पिता का नाम /FATHER'S NAME

RANGA RAO GANDRA

जन्म तिथि /DATE OF BIRTH

21-01-1968

हस्ताक्षर /SIGNATURE

मुख्य आयकर अधिकारी, आंध्र प्रदेश

Chief Commissioner of Income Tax, Andhra Pradesh

इस कार्ड के खोना / भ्रष्टाचार पर कृपया जागरूक रहने
वाले प्राधिकारी को सूचित / वापस कर दे
मुख्य आयकर आयुक्त,
आयकर भवन,
बशीर बाग,
हैदराबाद - 500 004.

In case this card is lost/found, kindly inform/return to
the issuing authority :
Chief Commissioner of Income-tax,
Aayakar Bhavan,
Basheerbagh,
Hyderabad - 500 004

క పుస్తకము..... 989/2009.....
దస్తావేజుల మొత్తం కాగితముల సంఖ్య..... 9.....
ఈ కాగితము ఖరీద సంఖ్య..... 9.....
సబ్ రిజిస్ట్రారు

