

ORIGINAL

దస్తావేజులు మరియు రుసుముల రశీదు

VOL No. 05

నెం. 0522

శ్రీమతి / శ్రీ

Deep Mehta

ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోవడమైనది.

దస్తావేజు స్వభావము	General	Amendy	Agreed	Lawyer
దస్తావేజు విలువ	646	000		
స్టాంపు విలువ రూ.	10		5629	10516
దస్తావేజు నెంబరు	2317	6		10516
రిజిస్ట్రేషన్ రుసుము			28170	
లోటు స్టాంపు (D.S.D.)	935	415	000	
GHMC (T.D.)			100	
యూజర్ చార్జీలు	4690	8125	1985	
అదనపు షీట్లు				
5 x	-	150		
మొత్తం	4925	8690	13615	2085
				15700

Document Returned on 17/05/16
J. Sub Registrar-I
Hyderabad (Sangli)

(అక్షరాల)

రూపాయలు మాత్రమే

తేది 12/5/16
వాపసు తేది 17/05/16

3pm to 5pm

జాయింట్ సబ్ రిజిస్ట్రారు
హైదరాబాదు (దక్షిణం)

If Document is not claimed within 10 days from the date of Registration, safe custody fee of Rs/ 50/- for every thirty days or part thereof, if in excess of 10 days subject to maximum of Rs. 500/- will be levied.

Doc. no: 2317/2016

SCANNED

916922 0185



తెలంగాణ తెలంగాణ TELANGANA
No. 11146 Dt. 21/4/16 Rs. 100
SOLD To Syed Mehdi S/o Syed Mahmood
For Whom Syed Mehdi R/o Hyd

E 150436
The Advocates' Co-op. Society
Rep. by O. Kiran Kumar, Licensed Stamp Vendor,
Lic. No. 15-27-007/2015,
Ranga Reddy Dist Court Complex,
L.B. Nagar, Ranga Reddy (East) Ph. No. 24637204

GENERAL AMENITIES AGREEMENT

This General Amenities Agreement is made and executed at Secunderabad on this the 25th day of April, 2016 by and between:

1. Mr. Syed Mehdi, S/o. Mr. Syed Mohammed, aged about 57 years, R/o. 1-5-16/2/1, Musheerabad, Hyderabad – 500 020,
2. Mrs. Razia Bano, W/o. Mr. Syed Mehdi, aged about 47 years, R/o. 1-5-16/2/1, Musheerabad, Hyderabad – 500 020

Herein after referred to as the OWNER and severally as Owner no.1 & Owners no. 2 (which term shall mean and include whenever the context may so require its successor-in-interest, assigns, heirs, legal representatives, etc.).

AND

ESSAR OIL LIMITED a company incorporated under the Companies Act, 1956 having its registered office at Khambalia Post, PO Box 24, District Devbhoomi Dwarka, Gujrat 361305 and having its Corporate office at Essar Technopark, Old Swam Mill Compound, LBS Marg, Kurla (W), Mumbai 400070 represented by its Divisional Manager Mr. P.V. Srinivas, S/o. Mr. P.V. Sharma.

Syed Mehdi

[Signature]






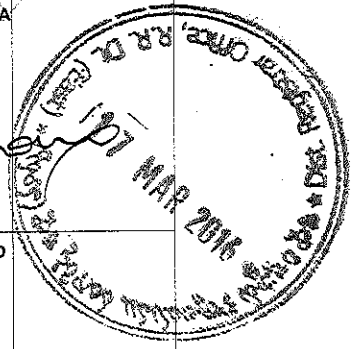

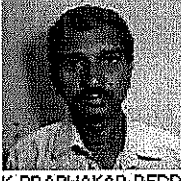
S.m.

Razia Bano



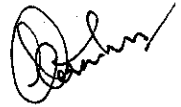





Presentation Endorsement:

Presented in the Office of the Joint Sub-Registrar, BanjaraHills along with the Photographs & Thumb Impressions as required Under Section 32A of Registration Act, 1908 and fee of Rs. 750/- paid between the hours of 2 and 4 on the 12th day of MAY, 2016 12th day of MAY, 2016 12th day of MAY, 2016 by Sri Syed Mehdi

Execution admitted by (Details of all Executants/Claimants under Sec 32A):					Signature/Ink Thumb Impression
Sl No	Code	Thumb Impression	Photo	Address	
1	LE		 P.V.SRINIVAS [R] E5 [1604-1-2016-2369]	P.V.SRINIVAS[R]ESSAR OIL LIMITED HYD,	
2	LR		 K.PRABHAKAR REDD [1604-1-2016-2369]	K.PRABHAKAR REDDY[R]RAZIA BANO SYED MEHDI HYD,	
3	LR		 K.PRABHAKAR REDD [1604-1-2016-2369]	K.PRABHAKAR REDDY[R]SYED MEHDI SYED MOHAMMED HYD,	

Bk - 1, CS No 2369/2016 & Doct No 2319/16
Joint SubRegistrar2 BanjaraHills
Sheet 1 of 6

Identified by Witness:				
Sl No	Thumb Impression	Photo	Name & Address	Signature
1		 KIRAN KUMAR::12/0 [1604-1-2016-2369]	KIRAN KUMAR 1-120/C/17 ADARSH AVENUE NARAYANA REDDY NIZAMPET HYD	
2		 M NAVEEN KLIMAR::1 [1604-1-2016-2369]	M NAVEEN KUMAR L-18 NEEDI VIHAR AZIRA GUJARAT	

12th day of May,2016

Signature of 
Joint SubRegistrar2
BanjaraHills



Hereinafter referred to as the HIRER (which term shall mean and include whenever the context may so require its successor-in-interest, assigns, heirs, legal representatives, etc.).

WITNESSETH

A. The HIRER has obtained on lease vide Lease deed dated 25.04.2016, the office space, situated on the II floor of the building known as R.M. Mansion, bearing No. 8-2-684/1/18 & 19, situated at Road No. 12, Banjara Hills, Hyderabad, having a super built area about 3,000 sft, from the OWNER. At the request of the HIRER, the owner has agreed to provide amenities to the HIRER more fully described in the schedule. The HIRER has agreed to pay amenities charges for the said amenities apart from the rent payable to the OWNER.

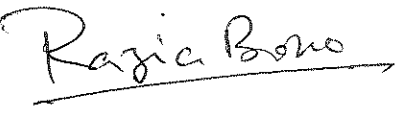
NOW THIS AGREEMENT WITNESSETH AS UNDER

1. The HIRER shall pay amenities charges of Rs. 40,000/- (Rupees Fourty Thousand 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.

Sl. No.	Amenities payable to	Amount	From period	To period
1.	Syed Mehdi	Rs. 16,000/-	1 st June, 2016	31 st May, 2019
2.	Razia Bano	Rs. 16,000/-	1 st June, 2016	31 st May, 2019
3.	Modi Properties & Investments Pvt. Ltd.	Rs. 8,000/-	1 st June, 2016	31 st May, 2019
1.	Syed Mehdi	Rs. 18,400/-	1 st June, 2019	31 st May, 2022
2.	Razia Bano	Rs. 18,400/-	1 st June, 2019	31 st May, 2022
3.	Modi Properties & Investments Pvt. Ltd.	Rs. 9,200/-	1 st June, 2019	31 st May, 2022
1.	Syed Mehdi	Rs. 21,160/-	1 st June, 2022	31 st May, 2025
2.	Razia Bano	Rs. 21,160/-	1 st June, 2022	31 st May, 2025
3.	Modi Properties & Investments Pvt. Ltd.	Rs. 10,580/-	1 st June, 2022	31 st May, 2025

2. The HIRER shall pay the amenities charges for each month on or before the 7th day of the month to the OWNER.
3. All payments by the HIRER shall be subject to deduction of tax at source as applicable and the amounts shall be credited to the bank account of the OWNER maintained with the HIRER.
4. This term of this agreement is co-terminus with that of the Lease deed dated 25.04.2016. The HIRER shall not be entitled to surrender the usage of amenities as long as the lease is subsisting.

SM


R.B.




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	12815	1985	0	0	14900
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	650	100	0	0	750
User Charges	NA	0	150	0	0	0	150
Total	100	0	13615	2085	0	0	15800

Rs. 14800/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 750/- towards Registration Fees on the chargeable value of Rs. 646000/- was paid by the party through Cash and E-Challan/BC/Pay Order No ,281TUZ100516,546ZGL110516, dated ,11-MAY-16,12-MAY-16, of ,SBH/KAVADIGUDA HYDERABAD,SBH/KAVADIGUDA HYDERABAD, /

E-Challan Details Received from Bank :

(1). AMOUNT PAID: Rs. 8690/-, DATE: 11-MAY-16, BANK NAME: SBH, BRANCH NAME: KAVADIGUDA HYDERABAD., BANK REFERENCE NO: 001139010,REMITTER NAME: PRABHAKAR REDDY K,EXECUTANT NAME: SYED MEHDI AND RAZIA BANO,CLAIMANT NAME: ESSAR OIL LIMITED) (2). AMOUNT PAID: Rs. 4925/-, DATE: 12-MAY-16, BANK NAME: SBH, BRANCH NAME: KAVADIGUDA HYDERABAD, BANK REFERENCE NO: 001176584,REMITTER NAME: PRABHAKAR REDDY K,EXECUTANT NAME: SYED MEHDI AND RAZIA BANO,CLAIMANT NAME: ESSAR OIL LIMITED) .

Date:
12th day of May,2016

Signature of Registering Officer
Banjarahills

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 Joint SubRegistrar 2
 Banjarahills
 Sheet 2 of 6

REGISTERED AS DOCUMENT No. 2217
 OF 2016 (198 SE) OF BOOK 1 AND ASSIGNED
 THE IDENTIFICATION NUMBER 16.06-2-2217
 2016 FOR SCANNING

DATE 12/5/2016

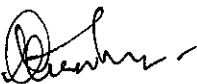

REGISTERING OFFICER
 (R. SATISH)
 Joint Sub-Registrar-II



5. Any default in the payment of amenities charges shall be deemed to be a breach of the covenants of lease and the OWNER shall be entitled to determine the lease in accordance with the terms of the lease deed dated 25.04.2016 and the HIRER shall give vacant possession of the leased premises.
6. The HIRER shall pay monthly maintenance charges amounting to Rs. 2.50/- per sft to the OWNER, or to any other party that the owner may direct, towards the maintenance of common areas, common area security, water charges, etc. subject to increase from time to time.
7. The OWNER and the HIRER 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 OWNER and HIRER shall bear and pay the stamp duty and registration charges in the ratio of 50:50. Each Party shall bear and pay the professional fees of their respective legal advisors and architects. The HIRER shall keep the original copy of this Agreement and the OWNER shall keep the duplicate copy/ certified copy of the Agreement.
8. The HIRER shall be liable to pay all taxes, levies, charges like VAT, service tax, 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 HIRER shall handover the amenities provided to the OWNER at the time of vacating the premises subject to reasonable wear and tear.

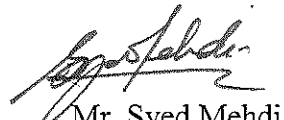
IN WITNESS WHEREOF the HIRER and the OWNER have signed these presents on the date and at the place mentioned above.

Witnesses:


1. 
2. 



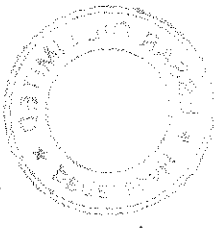
HIRER


Mr. Syed Mehdi
Owner no.1




Mrs. Razia Bano
Owner no.2

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Joint SubRegistrar
Banjarahills






ANNEXURE - I

PARTICULARS OF AMENITIES.

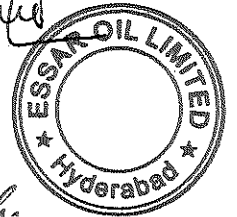
1. Maintenance of common areas.
2. Provision and maintenance of common area lighting.
3. Provision and maintenance of security for building.
4. Provision of windows and doors.
5. Provision of toilets.
6. Provision of electric power connection.
7. Provision of electric power backup by way of generator of 10 KVA.
8. Provision of common parking for three cars & 10 two wheelers.
9. Provision of air-conditioners for all rooms.
10. Provision of false ceiling and lighting.
11. Provision of fixtures & furniture as given under:
 - a. Sofa set in sitting area
 - b. 4 cabins with desk and chairs
 - c. 1 executive cabin with desk, chairs and sofa set
 - d. Conference table with 10 chair
 - e. Work stations for 8 people with chairs
 - f. Split air-conditioners for all cabins, conference room, work station area and seating area.
 - g. False ceiling for all areas.
11. Provision of lift in common area.
12. Provision of lunch room on the terrace floor of the building.

Witnesses:

1. 
2. 



HIRER





Mr. Syed Mehdi
Owner no.1



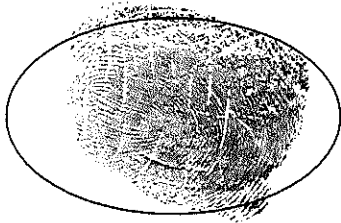
Mrs. Razia Bano
Owner no.2

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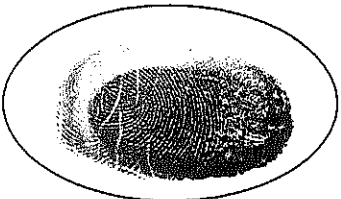
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A
OF REGISTRATION ACT, 1908.**

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

1. MR. SYED MEHDI
S/O. MR. SYED MAHMOOD
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,

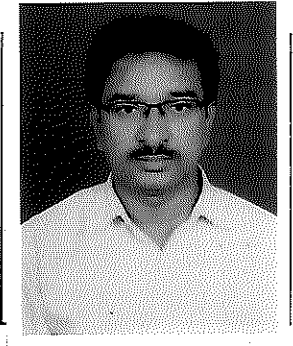
SPA FOR PRESENTING DOCUMENTS

VIDE VALIDATED FILE NO. 9/2262-16
DATED: 10-05-2016.

MR. K. PRABHAKAR REDDY
S/O. MR. K. PADMA REDDY
H. NO: 2-3-64/10/24
JAISWAL COLONY
AMBERPET, HYDERABAD -500 003.

HIRER:

M/S. ESSAR OIL LIMITED
HAVING ITS REGISTERED OFFICE
AT KHAMBALIA POST, PO BOX 24
DISTRICT DEVBHOOMI DWARKA
GUJRAT 361305 AND HAVING ITS CORPORATE
OFFICE AT ESSAR TECHNOPARK
OLD SWAM MILL COMPOUND
LBS MARG, KURLA (W), MUMBAI 400070
REP. BY ITS DIVISIONAL MANAGER
MR. P.V. SRINIVAS
S/O. MR. P.V. SHARMA



SIGNATURE OF WITNESSES:

-
- M. N. B...

AS X Razia Bano

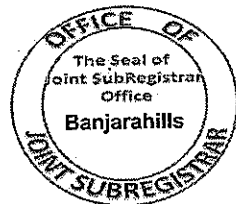
SIGNATURE OF THE OWNER

SIGNATURE(S) OF THE HIRER



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Banjarahills



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54787005
PRABHAKAR REDDY K
K PADMA REDDY
 2-3-64/10/24
 JAISWAL GARDEN
 AMBERPET
 AMBERPET
 HYDERABAD - 500013

issued On: 18/12/2014 RTA-HYDERABAD-EZ

[Handwritten Signature]

भारत सरकार
 GOVERNMENT OF INDIA

ಕಿರಣ್ ಕುಮಾರ್ ಅರುಣ್ ಕುಂದೆ
 Kiran Kumar Arukonda
 DOB: 25-07-1977
 Gender: Male




9743 3986 3876


- आम आदमी का अधिकार

[Handwritten Signature]

Di. No. : GJ05 20110048702 DCI : 28/11/2011
 CDOI : 28/11/2011

VALID THROUGHOUT INDIA
 COV VALID FROM VALID TILL
 LMV 28/11/2011 27/11/2023(NT)
 MCWG 28/11/2011

Form-7



NAME : NAVEENKUMAR
 MARINE, HU
 D.O.B : 15/04/1991 B.G. : AB+
 ADDRESS : C-18 NAND VIHAR, NAND NIKETAN
 TOWNSHIP, RAZRA, SURAT, 395009

Holder's Sign

Licensing Authority
 SURAT

[Handwritten Signature]

भारत सरकार
 GOVERNMENT OF INDIA

ಪರನಂದಿ ವೆಂಕಟ ಶ್ರೀನಿವಾಸಿ
 Parnandi Venkata Srinivas
 DOB: 20-12-1960
 Gender: Male




4038 3035 0226

- आम आदमी का अधिकार

[Handwritten Signature]

Bk - 1, CS No 2369/2016 & Doct No 5
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Banjarahills



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