

SRI K. SATISH KUMAR
S.V.L. NO. 16-05-059/201
PLOT NO. 227, OPP BACK GATE
OF CITY CIVIL COURT
WEST MARREDPALLY
SECUNDERABAD - 500003
HYDERABAD DISTRICT
LICENSE NO. - 47/2012



79984
190527
JUL 13 2018
15:37
R.0000100 PB7125
NON-JUDICIAL
STAMP DUTY
TELANGANA

DOC + NO. 5784/2018

GENERAL AMENITIES AGREEMENT

This General Amenities Agreement executed at Secunderabad on this the 14th day of Aug. 2018 by and between:

1. Mr. Syed Mehdi, S/o. Mr. Syed Mohammed, aged about 59 years, R/o. H. No.1-5-16/2/1, Musheerabad, Hyderabad-500 020.
2. Mrs. Razia Bano, wife of Mr. Syed Mehdi, aged about 49 years, R/o. H. No.1-5-16/2/1, Musheerabad, Hyderabad-500 020.

Hereinafter jointly referred to as the "OWNERS" and severally as OWNER No.1 & OWNER No.2 respectively

AND

M/s. AAD Corporation Private Limited, (CFA for India Medtronic Pvt Ltd) having its registered office at Sy. No. 24, 25 & 26, FAB City Road, Thukkguda, R. R. Dist.-501 359, represented by its Managing Director Mr. Chakradhar Gadde, son of Dr. G. V. K. Rao, aged about 45 years, R/o. Villa No.32, Jayabheri Meadows, Gachibowli, Hyderabad-500 033, 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.

WITNESSETH

The HIREE has obtained on lease vide Lease Agreement dated 13-07-2018 the Office space, situated on the Ground 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 3,000 sft, from the OWNERS. At the request of the HIREE, the OWNERS has 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. 46,250/- (Rupees Forty Six Thousand Two Hundred Fifty 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:

Razia Bano

Syed Mehdi

Chakradhar Gadde

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. 850/- paid between the hours of and 2 on the 21st day of AUG, 2018 by Sri Syed Mehdi

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.AAD CORPORAT [1604-1-2018-5889]	M/S.AAD CORPORATION PVT LTD REP BY CHAKRADHAR GADDE S/O. G.V.K.RAO 32 JAYABHERI MEADOWS GACHIBOWLI, HYD	
2	LR		 K.PRABHAKAR REDD [1604-1-2018-5889]	K.PRABHAKAR REDDY[R]RAZIA BANO . SYED MEHDI AMBERPET, HYD	
3	LR		 K.PRABHAKAR REDD [1604-1-2018-5889]	K.PRABHAKAR REDDY[R]SYED MEHDI . SYED MOHAMMED AMBERPET, HYD	

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1		 I MADHAVA CHARY:: [1604-1-2018-5889]	I MADHAVA CHARY HYDERABAD	
2		 SYED ALIZ OZI::21/0 [1604-1-2018-5889]	SYED ALIZ OZI HYDERABAD	

Bk - 1, CS No 5889/2018 & Doct No 5786/2018. Sheet 1 of 8 Joint SubRegistrar2 BanjaraHills (R.O)

21st day of August,2018

Signature of Joint SubRegistrar2
BanjaraHills (R.O)



Sl No	Amenity charges payable to	Amount	From period	To period
1.	Mr. Syed mehdi	Rs. 19,425/-	01-08-2018	31-07-2019
2.	Mrs. Razia Bano	Rs. 19,425/-	01-08-2018	31-07-2019
3.	M/s. Modi Properties Pvt. Ltd.	Rs. 7,400/-	01-08-2018	31-07-2019
4.	Mr. Syed Mehdi	Rs. 20,396/-	01-08-2019	31-07-2020
5.	Mrs. Razia Bano	Rs. 20,396/-	01-08-2019	31-07-2020
6.	M/s. Modi Properties Pvt. Ltd.	Rs. 7,770/-	01-08-2019	31-07-2020
7.	Mr. Syed Mehdi	Rs.21,416/-	01-08-2020	31-07-2021
8.	Mrs. Razia Bano	Rs.21,416/	01-08-2020	31-07-2021
9.	M/s. Modi Properties Pvt. Ltd.	Rs.8158 /-	01-08-2020	31-07-2021
10.	Mr. Syed Mehdi	Rs. 22,487/-	01-08-2021	31-07-2022
11.	Mrs. Razia Bano	Rs. 22,487/-	01-08-2021	31-07-2022
12.	M/s. Modi Properties Pvt. Ltd.	Rs.8,566 /-	01-08-2021	31-07-2022
13.	Mr. Syed Mehdi	Rs.23,611/-	01-08-2022	31-07-2023
14.	Mrs. Razia Bano	Rs.23,611/-	01-08-2022	31-07-2023
15.	M/s. Modi Properties Pvt. Ltd.	Rs.8,994/-	01-08-2022	31-07-2023
16.	Mr. Syed Mehdi	Rs.24,792/-	01-08-2023	31-07-2024
17.	Mrs. Razia Bano	Rs.24,792/-	01-08-2023	31-07-2024
18.	M/s. Modi Properties Pvt. Ltd.	Rs.9,444/-	01-08-2023	31-07-2024

- The HIREE shall enhance the amenities charges by 5% at the end of each year on the then existing amenities charges.
- The HIREE shall pay the amenities charges for each month on or before the 7th day of the month to the OWNERS.
- The HIREE shall not be entitled to surrender the usage of amenities as long as the tenancy is subsisting.
- 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.
- The HIREE shall pay monthly maintenance charges amounting to Rs. 7,500/- (Rupees Seven Thousand Five Hundred 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.

Razia Bano

Syed Mehdi

M. Modi

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	16560	0	0	0	16660
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	850	0	0	0	850
User Charges	NA	0	100	0	0	0	100
Total	100	0	17510	0	0	0	17610

Rs. 16560/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 850/- towards Registration Fees on the chargeable value of Rs. 832429/- was paid by the party through E-Challan/BC/Pay Order No ,489ZWP200818 dated ,20-AUG-18 of ,YESB/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 17510/-, DATE: 20-AUG-18, BANK NAME: YESB, BRANCH NAME: , BANK REFERENCE NO: 5621395452509,PAYMENT MODE:NB-1000200,ATRN:5621395452509,REMITTER NAME: PRABHAKAR REDDY K,EXECUTANT NAME: MR. SYED MEHDI AND RAZIA BANO,CLAIMANT NAME: AAD CORPORATION PRIVATE LTD) .

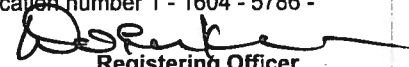
Date:

21st day of August,2018


Signature of Registering Officer
Banjarahills (R.O)

Certificate of Registration

Registered as document no. 5786 of 2018 of Book-1 and assigned the identification number 1 - 1604 - 5786 - 2018 for Scanning on 21-AUG-18 .


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

Bk - 1, CS No 5889/2018 & Doct No
5786/2018. Sheet 2 of 8 Joint SubRegistrar
Banjarahills (R.O)

Generated on: 21/08/2018 01:30:44 PM



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.

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

Witnesses:

1. I. Madhava Chary
2. PSR


for OWNER No.1


for OWNER No.2

HIREE

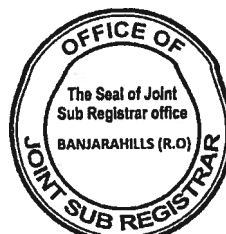


M/s. AAD Corporation Private Limited



Bk - 1, CS No 5889/2018 & Doct No
5786/2018. Sheet 3 of 8 Joint SubRegistrar2
Banjarahills (R.O)

Generated on: 21/08/2018 01:30:44 PM



ANNEXURE - I

PARTICULARS OF AMENITIES.

1. Maintenance of common areas.
2. Provision of common area lighting.
3. Provision of security for building.
4. Provision of windows and doors.
5. Provision of toilet.
6. Provision of electric power connection.
7. Provision of common parking for cars & scooters.

Witnesses:

1. I. madhava chary
2. P S E


for OWNER No.1


for OWNER No.2

HIREE



M/s. AAD Corporation Private Limited



Bk - 1, CS No 5889/2018 & Doct No
5786/2018. Sheet 4 of 8 Joint SubRegistrar2
Banjarahills (R.O)

Generated on: 21/08/2018 01:30:44 PM



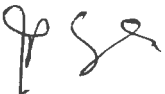
DESCRIPTION OF THE LEASED PREMISES


All that portion consisting of the office space situated on the Ground 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 3,000 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 LESSEE and the LESSORS have signed these presents on the date and at the place mentioned above.

Witnesses:

1. I. Madhava Chary
2. 


for LESSOR No.1


for LESSOR No.2

LESSEE

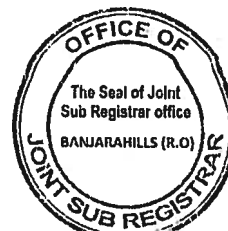


M/s. AAD Corporation Private Limited



Ek - 1, CS No 5889/2018 & Doct No
5786/2018. Sheet 5 of 8 Joint SubRegistrar2
Banjarahills (R.O)

Generated on: 21/08/2018 01:30:44 PM



**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.**

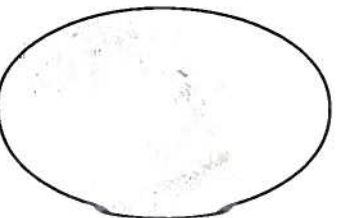
Power No. 87/2018 @ SRO, Chikrapally.



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. AAD CORPORATION PRIVATE LIMITED
(CFA FOR INDIA MEDTRONICS PVT LTD)
HAVING ITS REGISTERED OFFICAT AT
SY. NOS. 24, 25 & 26, FAB CITY ROAD
THUKKUGUDA, R. R. DIST
REP BY ITS MANAGING DIRECOTR
MR. CHAKRADHAR GADDE
S/O. DR. G. V. K. RAO



SIGNATURE OF WITNESSES:

1. *J. Madhava Chary*
2. *J. Saha*

Razia Bano
Syed Mehdi

SIGNATURE OF THE OWNER

Chakradhar Gadde

SIGNATURE(S) OF THE HIREE

Bk - 1, CS No 5889/2018 & Doct No
5786/2018. Sheet 6 of 8 Joint SubRegistrar2
Banjarahills (R.O)



Generated on: 21/08/2018 01:30:44 PM



భారత ప్రభుత్వం
Unique Identification Authority of India

భారత ప్రభుత్వం
Unique Identification Authority of India
Government of India

సమాచార సంఖ్య / Enrollment No. : 1171/00070/08214

సమాచార సంఖ్య / Enrollment No. : 1171/00070/08

17/06/2012

To: Syed Mehdi
సయ్యద్ మెహ్దీ
S/O Late Syed Mahmood
1-5-18/2/1
Krishna Nagar Colony
Opp Vani Vilas school
Musheerabad
Hyderabad
Andhra Pradesh - 500020
9849637027

To: Razia Bano
రజియా బానో
W/O Syed Mehdi
1-5-18/2/1
Krishna Nagar Colony
Opp Vani Vilas school
Musheerabad
Hyderabad
Andhra Pradesh - 500020

Date: 08/08/2011

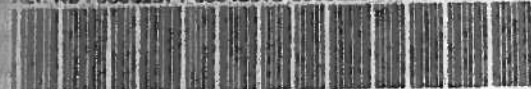


UF349422926IN

34942292



Ref No : 00001374-00048972-00032167-



UA 03632438 8 IN

మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

మీ ఆధార్ సంఖ్య / Your Aadhaar No

6587 3264 8906

3313 5580 3148

ఆధార్ - సామాన్యుని హక్కు

ఆధార్ - సామాన్యుని హక్కు



సయ్యద్ మెహ్దీ
Syed Mehdi

రజియా బానో
Razia Bano

పుట్టిన సంవత్సరం / Year of Birth : 1968
స్త్రీ / Female

పుట్టిన సంవత్సరం / Year of Birth : 1958

పుట్టిన లింగం / Male

3313 5580 3148



6587 3264 8906

ఆధార్ - సామాన్యుని హక్కు

ఆధార్ - సామాన్యుని హక్కు

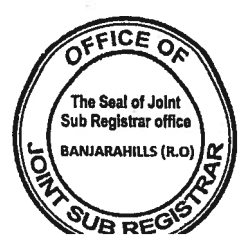
Syed Mehdi

Razia Bano

Bk - 1, CS No 5889/2018 & Doct No
5786/2018. Sheet 7 of 8
Joint SubRegistrar2
Banjarahills (R.O)



Generated on: 21/08/2018 01:30:44 PM





INDIAN UNION DRIVING LICENCE
TELANGANA STATE



54791995
PRABHAKAR REDDY K
K PADMA REDDY
2-3-64/10/24
JAISWAL GARDEN
AMBERPET
AMBERPET
HYDERABAD - 500043



Signature
Issued On: 18/12/2014

Licensing Authority
RTA-HYDERABAD-EZ

Prabhakar



భారత ప్రభుత్వం
GOVERNMENT OF INDIA



చక్రధర్ గడ్డె
Chakradhar Gadde

పుట్టిన సంవత్సరం / Year of Birth: 1973
పురుషుడు / Male



3961 3214 6564

Ch. Chakradhar

ఆధార్ - సామాన్యని హక్కు

Syed AliZOZI
S/O: Late Syed Mohain Ali



INDIAN UNION DRIVING LICENCE
TELANGANA STATE



DLFAP01294512007
I MADHAVA CHARY
I SHANKARA CHARY
8-6-25/1
PADMASHALI PURAM
BANDLAGUDA
CHANDRAYANGUTTA
HYDERABAD - 500005



Signature
Issued On: 04/12/2014

Licensing Authority
RTA-HYDERABAD-SZ

I Madhava Chary

నా ఆధార్, నా గుర్తింపు



భారత ప్రభుత్వం
Government of India



స్యద్ అలీజోజి
Syed AliZOZI
పుట్టిన తేదీ / DOB: 25/04/1960
పురుషుడు / MALE



9053 2613 2412

Syed AliZOZI

నా ఆధార్, నా గుర్తింపు

Bk - 1, CS No 5889/2018 & Doct No
5786/2018. Sheet 8 of 8 Joint SubRegistrar2
Banjarahills (R.O)

Generated on: 21/08/2018 01:30:44 PM





**Government of Telangana
Registration And Stamps Department**

5786/18

Payment Details - Citizen Copy - Generated on 21/08/2018, 01:26 PM

SRO Name: 1604 Banjarahills (R.O)

Receipt No: 6659

Receipt Date: 21/08/2018

Name: SYED MEHDI

CS No/Doct No: 5889 / 2018

Transaction: Lease Deed

Challan No:

E-Challan No: 489ZWP200818

Chargeable Value: 832429

DD No:

DD Dt:

Challan Dt:

E-Challan Dt: 20-AUG-18

Bank Name:

Bank Branch:

E-Challan Bank Name: YESB

E-Challan Bank Branch:

Account Description

Account Description	Amount Paid By		E-Challan
	Cash	Challan	
Registration Fee			850
Deficit Stamp Duty			16560
User Charges			100
Total:			17510
In Words: RUPEES SEVENTEEN THOUSAND FIVE HUNDRED TEN ONLY			

**Document
Returned on
17/9/18
JL Sub Registrar
Hyderabad (South)**

Prepared By: AFZALBEGUM

[Signature]
Signature by SR

