



# Government of Telangana Registration And Stamps Department

6549/18.

Payment Details - Citizen Copy - Generated on 18/09/2018, 02:48 PM

Receipt Date: 18/09/2018

SRO Name: 1604 Banjarahills (R.O)

Receipt No: 7528

Name: K.PRABHAKAR REDDY

CS No/Doct No: 6666 / 2018

Transaction: Lease Deed

Challan No:

E-Challan No: 18180R080918

Chargeable Value: 412764

DD No:

Challan Dt:

E-Challan Dt: 08-SEP-18

Bank Name:

Bank Branch:

E-Challan Bank Name: YESB

E-Challan Bank Branch:

Account Description

Amount Paid By

Cash

Challan

DD

E-Challan

Registration Fee

420

Deficit Stamp Duty

4030

User Charges

100

4550

Total:

In Words: RUPEES FOUR THOUSAND FIVE HUNDRED FIFTY ONLY

  
Signature by SR

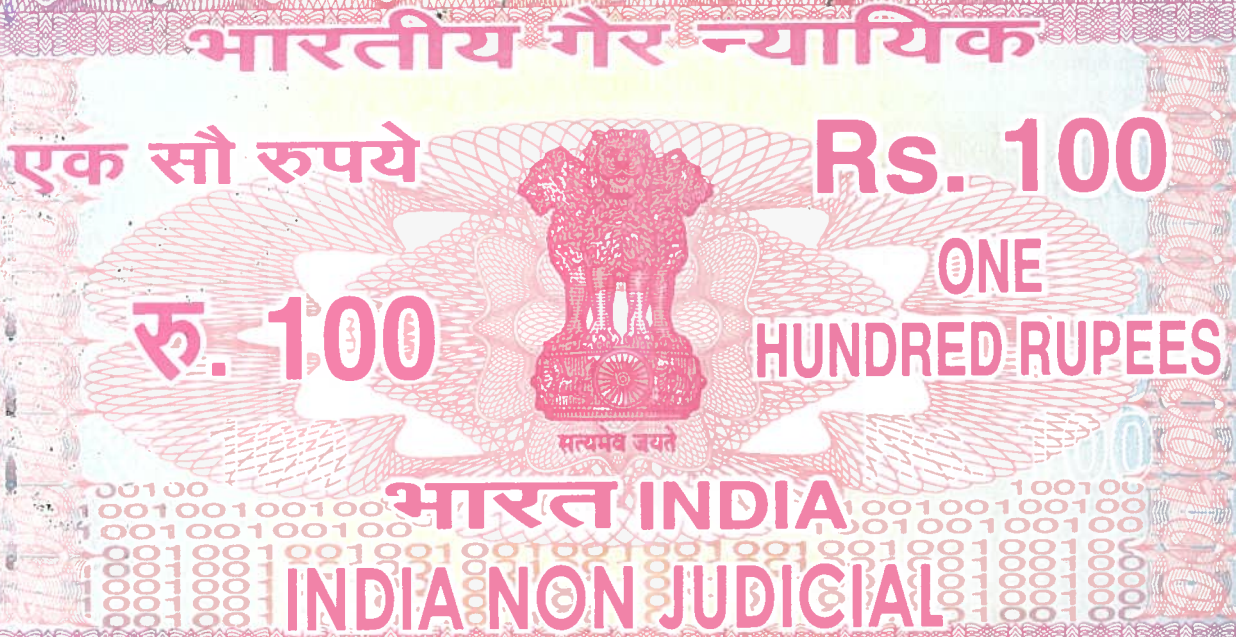
Prepared By: AFZALBEGUM



Doc No. 6549/2018

H

SCANNED



తెలంగాణ తెలంగాణా TELANGANA

S.No. 1486  
 Sold to Syed Mehdi  
 S/o W/o D/o Syed Mohammed  
 For whom Syed Mehdi

*Baba* M 987878  
 SYED BABA SHARFUDDIN  
 LICENSED STAMP VENDOR  
 License No.15-30-001/2014  
 License Renewal No.15-30-070/2017  
 R/o. Plot No.137, Rampally Village  
 Keesara Mandal, R.R. Dist.  
 Phone:99593190

**LEASE AGREEMENT**

This Lease Agreement executed at Secunderabad on this the 30<sup>th</sup> day of May, 2018 by and between:

1. Mr. Syed Mehdi, Son of Mr. Syed Mohammed, aged about 59 years, resident of 1-5-16/2/1, Musheerabad, Hyderabad – 500 020.
2. Mrs. Razia Bano, Wife of Mr. Syed Mehdi, aged about 49 years, resident of 1-5-16/2/1, Musheerabad, Hyderabad – 500 020.

The terms LESSORS and LESSE shall mean and include whenever the context may so require its successors-in-interest, assigns, legal representatives, executors etc.

**AND**

M/s. Divya Reddy, having its registered office at H.No.8-2-684/1/15, Road No.12, Banjara Hills, Hyderabad-500 034, represented by its Managing Director Ms. Salla Divya Reddy, D/o. Mr. S. Rami Reddy, aged about 33 years, R/o. H.No.8-2-684/1/15, Road No.12, Banjara Hills, Hyderabad-500 034, herein after referred to as the LESSEE.

The term LESSORS and LESSEE shall mean and include whenever the context may so require its successor-in-interest, assigns, heirs, legal representatives, etc.






*Syed Mehdi*

*Razia Bano*






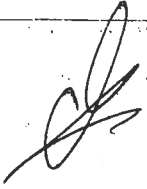
*Divya Reddy*

**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. 420/- paid between the hours of \_\_\_\_\_ and 3 on the 18th day of SEP, 2018 by Sri K.Prabhakar Reddy

| Execution admitted by (Details of all Executants/Claimants under Sec 32A) |      |  |   |  | Signature/Ink Thumb Impression  |
|---|------|--|---|--|---|
| Sl No   | Code | Thumb Impression   | Photo   | Address  |   |
| 1   | LE   |   | <br>DIVYA REDDY::18/09<br>[1604-1-2018-6666]     | DIVYA REDDY<br>D/O. S RAMI REDDY<br>8-2-684/1/15 ROAD NO 12<br>BANJARAHILLS, HYD | <br>S. A. C. Keesari<br>04 JAN 2018 |
| 2   | LR   |  | <br>K PRABHAKAR REDDY (R)<br>[1604-1-2018-6666] | K PRABHAKAR REDDY (R) SYED<br>MEHDI<br>. SYED MOHAMMED<br>. HYDERABAD            |   |

**Identified by Witness:**

| Sl No | Thumb Impression  | Photo  | Name & Address              | Signature   |
|-------|---|--|-----------------------------|---|
| 1     |  | <br>MOHAMMED IRFAN::18/09<br>[1604-1-2018-6666] | MOHAMMED IRFAN<br>HYDERABAD |  |
| 2     |  | <br>MOHAMMED CHAND:<br>[1604-1-2018-6666]       | MOHAMMED CHAND<br>HYDERABAD |  |

18th day of September, 2018

  
Signature of Joint SubRegistrar2  
BanjaraHills (R.O)

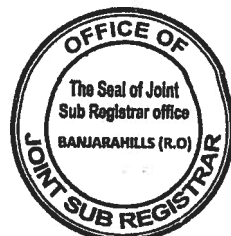
**Endorsement:** Stamp Duty, Transfer Duty, Registration Fee and User Charges are collected as below in respect of this Instrument.

| Description of Fee/Duty | In the Form of |                          |             |          |                             |                  |             |
|-------------------------|----------------|--------------------------|-------------|----------|-----------------------------|------------------|-------------|
|                         | Stamp Papers   | Challan u/S 41 of IS Act | E-Challan   | Cash     | Stamp Duty u/S 16 of IS act | DD/BC/ Pay Order | Total       |
| Stamp Duty              | 100            | 0                        | 4030        | 0        | 0                           | 0                | 4130        |
| Transfer Duty           | NA             | 0                        | 0           | 0        | 0                           | 0                | 0           |
| Reg. Fee                | NA             | 0                        | 420         | 0        | 0                           | 0                | 420         |
| User Charges            | NA             | 0                        | 100         | 0        | 0                           | 0                | 100         |
| <b>Total</b>            | <b>100</b>     | <b>0</b>                 | <b>4550</b> | <b>0</b> | <b>0</b>                    | <b>0</b>         | <b>4650</b> |

Rs. 4030/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 420/- towards Registration Fees on the chargeable value of Rs. 412764/- was paid by the party through E-Challan/BC/Pay Order No ,18180R080918 dated ,08-SEP-18 of ,YESB/



Bk - 1, CS No 6666/2018 & Doct No 6549/2018. Sheet 1 of 6 Joint SubRegistrar2 BanjaraHills (R.O)



A. WHEREAS the LESSORS is the absolute owner of the office space situated on the Lower Basement 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 of about 4,500 sft, hereinafter referred to as the Leased Premises. The LESSEE has requested the LESSORS to grant on lease the office space and the LESSORS agreed to give on lease on the terms and conditions specified as hereunder:

NOW THIS LEASE AGREEMENT WITNESSETH AS FOLLOWS:

1. The Lessee shall pay a rent of Rs. 27,500/- (Rupees Twenty Seven Thousand and Five Hundred Only) per month exclusive of water & electricity consumption charges and subject to the clause pertaining to the enhancement of rent contained hereunder. The details of the rent payable are as under:

| Sl. No. | Rent payable to | Amount       | From period | To period  |
|---------|-----------------|--------------|-------------|------------|
| 1       | Mr. Syed Mehdi  | Rs. 13,750/- | 01.04.2018  | 31.03.2021 |
| 2       | Mrs. Razia Bano | Rs. 13,750/- | 01.04.2018  | 30.11.2021 |
| 3       | Mr. Syed Mehdi  | Rs. 15,813/- | 01.04.2021  | 30.11.2023 |
| 4       | Mrs. Razia Bano | Rs. 15,813/- | 01.04.2021  | 30.11.2023 |

2. The Lessee has paid an amount of Rs.3, 30,000/- (Rupees Three Lakhs and Thirty Thousand Only) by way of bearing cheque no. 00010 dated 22.01.2018 drawn on HDFC Bank as security deposit, which shall be refunded by the Lessors to the Lessee at the time of vacating and satisfactory handing over of the premises. The Lessee shall not be entitled to any interest on the security deposit lying with the Lessors. The Lessee shall not be entitled to adjust arrears of rent and other charges with the Security Deposit at the time of vacating the premises or at any other time.
3. The lease shall be for a period of 5 years commencing from 01st day of April, 2018. This agreement of lease between the said Lessors and the said Lessee can be terminated by the Lessee with an advance notice of 3 months. However, the initial period of One year shall be the lock-in period, i.e., the Lessors shall not be entitled to terminate this lease on or before 31<sup>st</sup> day of March, 2019.
4. The Lessors and the Lessee hereby undertake to register this agreement of lease as and when called upon by either of the parties at any time during the currency of the lease agreement. The expenses of stamp duty and registration charges of this agreement in duplicate and all other incidental expenses shall be borne by the Lessors and Lessee equally.
5. The Lessee shall pay the rent regularly each month on or before the 7<sup>th</sup> day of the month to the Lessors.



Razia Bano



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


(1). AMOUNT PAID: Rs. 4550/-, DATE: 08-SEP-18, BANK NAME: YESB, BRANCH NAME: , BANK REFERENCE NO: 9413521136114, PAYMENT MODE: NB-1000200, ATRN: 9413521136114, REMITTER NAME: PRABHAKAR REDDY K, EXECUTANT NAME: MR. SYED MEHDI AND RAZIO BANO, CLAIMANT NAME: DIVYA REDDY).

Date:  
18th day of September, 2018

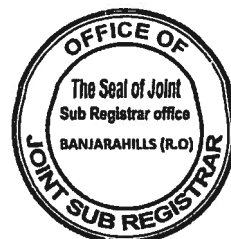
  
Signature of Registering Officer  
Banjarahills (R.O)

**Certificate of Registration**

Registered as document no. 6549 of 2018 of Book-1 and assigned the identification number 1 - 1604 - 6549 - 2018 for Scanning on 18-SEP-18 .

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

Bk - 1, CS No 6666/2018 & Doct No  
6549/2018. Sheet 2 of 6 Joint SubRegistrar  
Banjarahills (R.O)

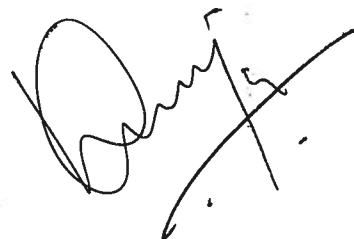




6. The Lessee shall pay and bear the water & electricity consumption charges including any additional consumption deposit that may be levied from time to time, apart from the rent.
7. The Lessee shall keep the leased premises in a neat and habitable condition.
8. The Lessee shall carry out all minor repairs and regular maintenance by way of colour wash etc, at its own cost.
9. The Lessee shall utilize the leased premises for its office including its associated companies in the group but shall not use the said portion for residence or any illegal activity.
10. The Lessee shall not sub-let any portion of the premises or transfer the rights under the lease in favour of anyone.
11. The Lessee shall enhance the rent by 15% at the end of 3 years on the then existing rent.
12. The leased premises is being handed over to the Lessee on an as is where is basis. The Lessors shall not be held responsible for any additions and alterations or repairs and maintenance in the said premises. Payment of rent shall not be withheld or delayed on this count.
13. The Lessee shall permit the Lessors or anyone authorised by it, to inspect the leased premises at all reasonable hours of the day.
14. The Lessee 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 rent and other charges payable under this agreement.
15. The Lessors shall pay the property taxes pertaining to the leased premises.
16. The Lessors agrees not to cause any hindrance to the Lessee in the enjoyment of the leased premises provided the Lessee observes all the covenants without defaults as specified above.
17. The Lessors agrees to allow the Lessee to remove the electrical fittings, false ceiling, air conditioning and any other such system that the Lessee has installed at their own cost at the time of vacating the floor on the expiry of the lease or on termination of the lease.



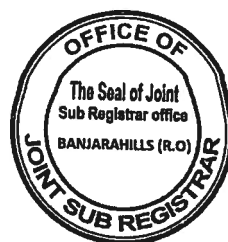
Razia Bano



Bk - 1, CS No 6666/2018 & Doct No  
6549/2018. Sheet 3 of 6 Joint Sub Registrar  
Banjarahills (R.O)



Generated on: 18/09/2018 02:59:42 PM





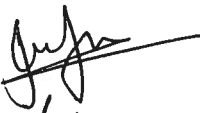

**DESCRIPTION OF THE LEASED PREMISES**

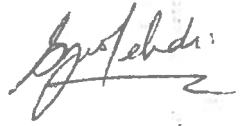
All that portion consisting of the office space situated on the Lower Basement Floor of the building known as R. M. Mansion, bearing No. 8-2-684/1/18, situated at Road No.12, Banjara Hills, Hyderabad-500 034, admeasuring about 4,500 sft bounded by

North By : 20' Road  
South By : 40' Road  
East By : 40' Road & Plot No. 17  
West By : 40' Road & Plot No. 20

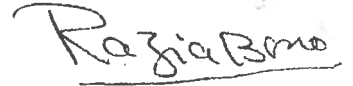
In witness whereof the LESSEE and the LESSORS have signed these presents on the date and at the place mentioned above.

**WITNESSES:**

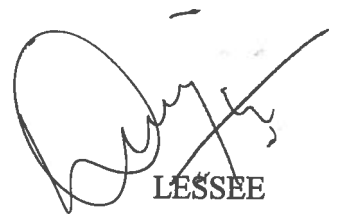
1. 
2. 



For LESSOR No. 1.



For LESSOR No. 2.

  
LESSEE

DIVYA REDDY

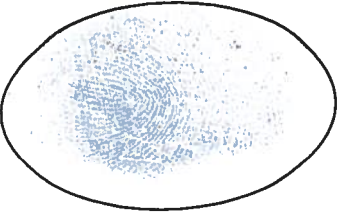

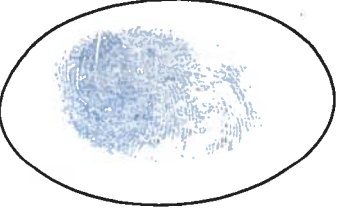



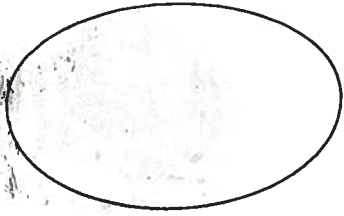

Bk - 1, CS No 6666/2018 & Doct No  
6549/2018. Sheet 4 of 6 Joint SubRegistrar2  
Banjarahills (R.O)





Generated on: 13/09/2018 02:59:42 PM



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

| SL.NO. | FINGER PRINT<br>IN BLACK<br>(LEFT THUMB)  | PASSPORT SIZE<br>PHOTOGRAPH<br>BLACK & WHITE  | NAME & PERMANENT<br>POSTAL ADDRESS OF<br>PRESENTANT / SELLER / BUYER   |
|--------|---|---|--|
|        |    |    | <b>LESSOR:</b><br><br>1. MR. SYED MEHDI<br>S/O. MR. SYED MOHAMMED<br>R/O. 1-5-16/2/1<br>MUSHEERABAD<br>HYDERABAD - 500 020.  |
|        |    |   |  |
|        |  |  | <b>SPECIAL POWER OF ATTORNEY FOR<br/>PRESENTING DOCUMENT VIDE FILE NO.</b><br><i>E1/4670/2018, Dt-30/6/2018 @ Sr. Office,<br/>Hyderabad.</i><br><br>MR. K. PRABHAKAR REDDY<br>S/O. MR. K. PADMA REDDY<br>(R). 2-3-64/10/24<br>JAISWAL COLONY<br>AMBERPET<br>HYDERABAD - 500 013. |
|        |  |  |  |

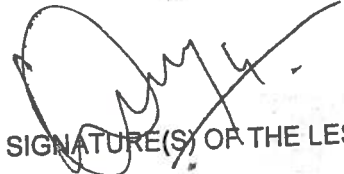
**SIGNATURE OF WITNESSES:**

- 
- 





SIGNATURE OF THE LESSOR



SIGNATURE(S) OF THE LESSEE

Bk - 1, CS No 6666/2018 & Doct No  
6549/2018. Sheet 5 of 6 Joint SubRegistrar  
Banjarahills (R.O)



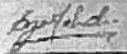
Generated on: 18/09/2018 02:59:42 PM





**आयकर विभाग**  
**INCOME TAX DEPARTMENT**

**भारत सरकार**  
**GOVT. OF INDIA**

**SYED MEHDI**  
**MAHMOOD SYED**  
**03/06/1958**  
 Permanent Account Number  
**AVWPS4017L**


  
 Signature

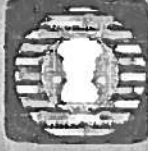

  



**आयकर विभाग**  
**INCOME TAX DEPARTMENT**

**भारत सरकार**  
**GOVT. OF INDIA**

**RAZIA BANO**  
**HASHIM SYED**  
**15/12/1968**  
 Permanent Account Number  
**AGIPR3410M**

  
 Signature


  


  
**భారత ప్రభుత్వం**  
**Government of India**

**కండి ప్రభాకర్ రెడ్డి**  
**Kandi Prabhakar Reddy**

**పుట్టిన సంవత్సరం / Year of Birth: 1974**  
**పురుషుడు / Male**

**3287 6953 9204**



నమోదు సంఖ్య / Enrollment No. : 1027/28203/00049

To  
**Kandi Prabhakar Reddy**  
**కండి ప్రభాకర్ రెడ్డి**  
**2-3-64/10/24 1FLOOR KAMALA NILAYAM**  
**JAISWAL COLONY**  
**Amberpet**  
**Amberpet, Hyderabad**  
**Andhra Pradesh - 500013**

10/07/2013



**ఆధార్ - సామాన్యని హక్కు**



భారత ప్రభుత్వం  
Government of India



సల్లా దివ్య రెడ్డి  
Salla Divya Reddy

పుట్టిన తేదీ/DOB: 20/10/1984  
స్త్రీ / Female



6183 7052 1690

అధార్ - సామాన్యని హక్కు

भारत सरकार  
GOVERNMENT OF INDIA



మహమ్మద్ ఇర్ఫాన్

Mohammad Irfan

పుట్టిన తేదీ/ DOB: 09/07/1993

పురుషుడు / MALE



2691 3095 0462



Bk - 1, CS No 6666/2018 & Doct No 6549/2018. Sheet 6 of 6 Joint SubRegistrar2 Banjarahills (R.O)



Generated on: 18/09/2018 02:59:42 PM

