

Government of Telangana Registration And Stamps Department

Payment Details - Citizen Copy - Generated on 25/09/2018, 03:16 PM

3150/p018

SRO Name: **1607 Hyderabad (R.O)**

Receipt No: **4150**

Receipt Date: **25/09/2018**

Name: **SOHAM MODI**

CS No/Doct No: **3201 / 2018**

Transaction: **Lease Deed**

Challan No:

E-Challan No: **391II2250918**

Chargeable Value: **1766000**

DD No:

DD Dt:

Challan Dt:

E-Challan Dt: **25-SEP-18**

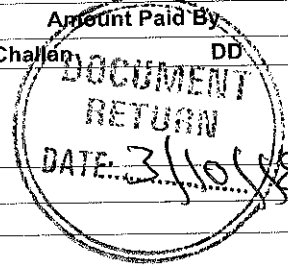
Bank Name:

Bank Branch:

E-Challan Bank Name: **YESB**

E-Challan Bank Branch:

Account Description	Amount Paid By			E-Challan
	Cash	Challan	DD	
Registration Fee				1780
Deficit Stamp Duty				35220
User Charges				100
Total:				37100
In Words: RUPEES THIRTY SEVEN THOUSAND ONE HUNDRED ONLY				



3259/p018

Prepared By: **SHAFIKHAN**

Signature by SR
R.O. Hyderabad.

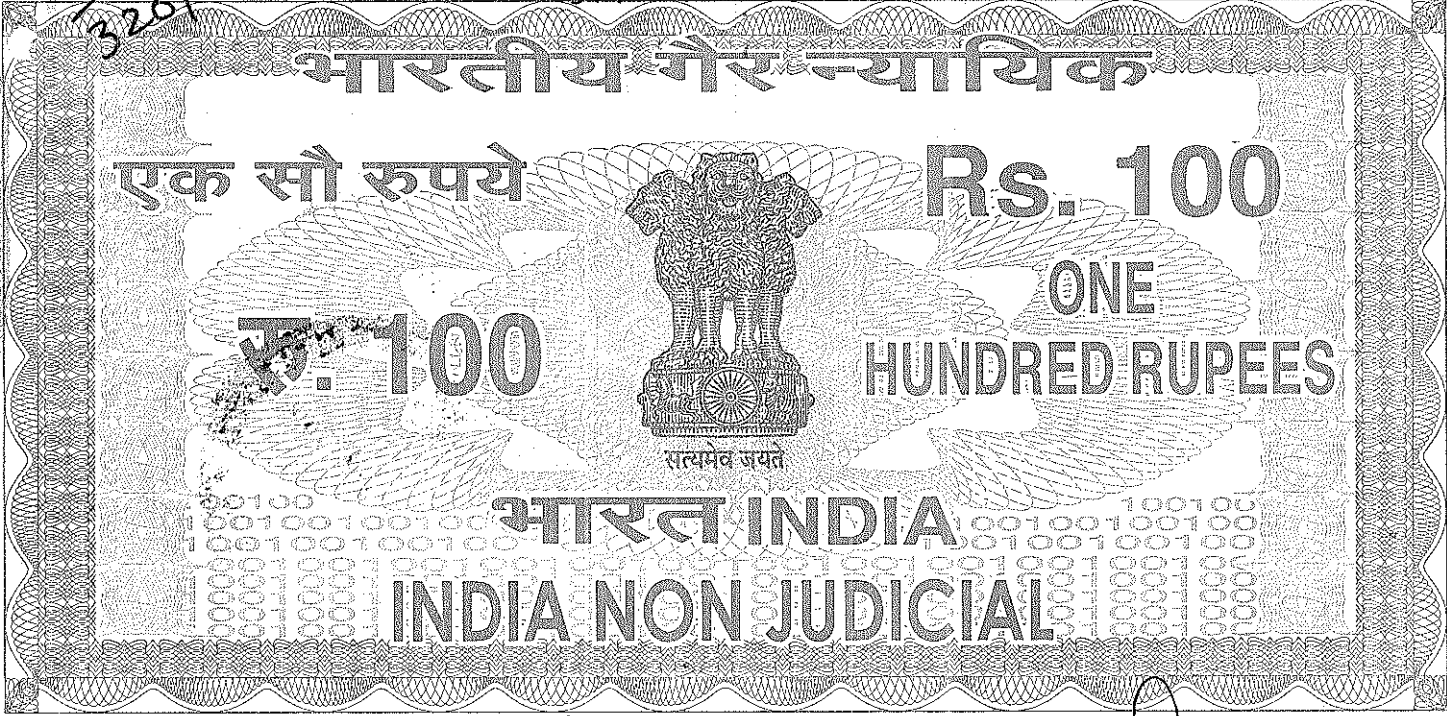
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C.9
3201

ORIGINAL

DOCT. NO. 3150/2018

A
4/11/0



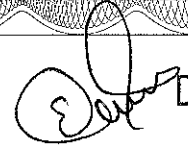
తెలంగాణ తేలంగానా TELANGANA

S.No. 13282 Date:07-10-2015

Sold to: RAMESH

S/o. NARASING RAO

For Whom: MODI BUILDERS METHODIST COMPLEX

 D 503951

K.SATISH KUMAR
LICENSED STAMP VENDOR
LIC No.16-05-059/2012,
R.No.16-05-029/2015
Plot No.227, Opp.Back Gate
of City Civil Court,
West Marredpally, Sec'bad.
Mobile: 9849355156

LEASE AGREEMENT

This Lease Agreement executed at Secunderabad on this the 1st day of August, 2018 by and between:

M/s. MODI ENTERPRISES (owned by MODI BUILDERS METHODIST COMPLEX) a partnership firm having its office at 5-4-187/3 & 4, 2nd Floor, Soham Mansion, M. G. Road, Secunderabad-500 003, represented by its partner Mr. Soham Modi, son of Late Sri Satish Modi, aged about 48 years, Occupation: Business and Sri Suresh Bajaj, son of Late Paramanand Bajaj, aged about 60 years, Occupation: Business, herein after referred to as the LESSOR.

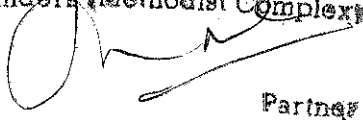
AND

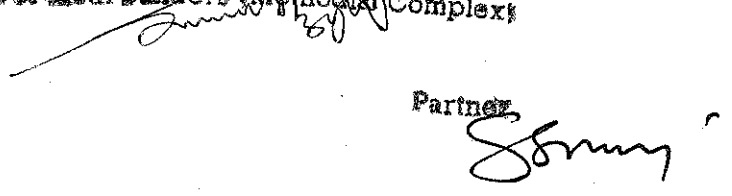
M/s. Premium Lifestyle & Fashion India Pvt. Ltd., having its registered office at H. No.5-9-1115/A, Kanchanjunga Complex, Gunfoundry, Hyderabad - 500 001, represented by its Managing Director Mr. Sutinder Singh, Son of Mr. Huzoor Singh, aged about 59 years, R/o. H. No. 5-9-22/2, Flat No.182/201, Adarsh Nagar, Hyderabad - 500 003, herein after referred to as the LESSEE.

Page 1

For Modi Builders (Methodist Complex)

For Modi Builders (Methodist Complex)


Partner


Partner

Presentation Endorsement:

Presented in the Office of the Joint SubRegistrar2, Hyderabad (R.O) along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 1780/- paid between the hours of 3 and 4 on the 25th day of SEP, 2018 by Sri Soham Modi

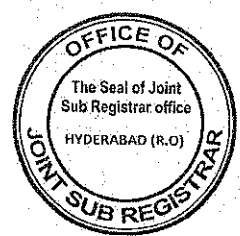
Execution admitted by (Details of all Executants/Claimants under Sec 32A):					Signature/Ink Thumb Impression
SI No	Code	Thumb Impression	Photo	Address	
1	LE		 SYED ILYAS [R] M/S F [1607-1-2018-3201]	SYED ILYAS[R]M/S PREMIUM LIFESTYLE & FASHION INDIA PVT LTD HYDERABAD	
2	LR		 SOHAM MODI REP BY [1607-1-2018-3201]	SOHAM MODI REP BY SPA HOLDER K.PRABHAKAR REDDY[R]M/S MODI ENTERPRISES (OWNED BY MODI BUILDERS METHODIST COMPLEX) HYDERABAD	
3	LR		 SURESH BAJAJ REP E [1607-1-2018-3201]	SURESH BAJAJ REP BY SPA HOLDER K.PRABHAKAR REDDY[R]M/S MODI ENTERPRISES (OWNED BY MODI BUILDERS METHODIST COMPLEX) HYDERABAD	

Identified by Witness:				
SI No	Thumb Impression	Photo	Name & Address	Signature
1		 GULAM TOLARAM LA [1607-1-2018-3201]	GULAM TOLARAM LALWANI HYDERABAD	
2		 B MURALI KRISHNA; [1607-1-2018-3201]	B MURALI KRISHNA HYDERABAD	

Bk - 1, CS No 3201/2018 & Doct No 3150/2018. Sheet 1 of 7 Joint SubRegistrar2 Hyderabad (R.O)

25th day of September, 2018
(1940 లాన్ 03 వ 66)

Signature of Joint SubRegistrar2
Hyderabad (R.O)



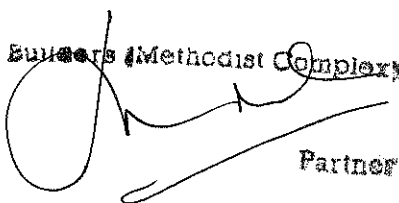
The term LESSOR and LESSEE shall mean and include whenever the context may so require its successor-in-interest, assigns, heirs, legal representatives, etc.

A. WHEREAS the LESSOR is the absolutely entitled to give on lease the office /showroom space situated on the floor, of the building known as METHODIST COMPLEX bearing No. 5-9-189/190, situated at Chirag Ali Lane, Abids, Hyderabad-500 001, having a super-built area of about 4,260 sft, along with parking space admeasuring 433 sft on the first floor, hereinafter referred to as the Leased Premises. The LESSEE has requested the LESSOR to grant on lease the office/showroom space and the LESSOR 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.1,01,500/- (Rupees One Lakh One Thousand Five Hundred Only) (Rs. 95,000/- for the office/showroom space + Rs. 6,500/- for parking space) per month exclusive of water & electricity consumption charges and subject to the clause pertaining to the enhancement of rent contained hereunder.
2. The LESSEE has paid an amount of Rs. 5,70,000/- (Rupees Five Lakhs Seventy Thousand Only) by way of cheque no. 738349, dated 01/08/2018, drawn on Oriental bank of Commerce, SD Road, as security deposit, which shall be refunded by the LESSOR 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 LESSOR. 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 9 years commencing from 1st day of August, 2018. This agreement of lease between the said LESSOR and the said LESSEE can be terminated by the LESSEE with an advance notice of 3 months. However, the initial period of 2 years shall be the lock-in period, i.e., the LESSEE shall not be entitled to terminate this lease on or before 31-07-2020. The vacant possession of the Leased Premises has been handed over to the LESSEE on this day the 1st August, 2018.
4. At the request of the LESSEE the LESSOR has granted waiver in payment of rent for the first 2 months i.e., 1st August, 2018 to 30th September, 2018 to enable the LESSEE to take up the work of installing of furniture and fixtures in the Leased Premises. However, the LESSEE shall be liable to pay rent to the LESSOR from 1st October, 2018 and shall not be contingent on the LESSEE completing the installation work.

For Modi Builders (Methodist Complex)


Partner

For Modi Builders (Methodist Complex)

Partner



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	35220	0	0	0	35320
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	1780	0	0	0	1780
User Charges	NA	0	100	0	0	0	100
Total	100	0	37100	0	0	0	37200

Rs. 35220/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 1780/- towards Registration Fees on the chargeable value of Rs. 1766000/- was paid by the party through E-Challan/BC/Pay Order No .391112250918 dated ,25-SEP-18 of ,YESB/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 37100/-, DATE: 25-SEP-18, BANK NAME: YESB, BRANCH NAME: , BANK REFERENCE NO: 7909627961806, PAYMENT MODE: NB-1000200, ATRN: 7909627961806, REMITTER NAME: PRABHAKAR REDDY K, EXECUTANT NAME: MODI ENTERPRISES, CLAIMANT NAME: PREMIUM LIFESTYLE AND FASHIONS INDIA P L

Date:
25th day of September, 2018

Signature of Registering Officer
Hyderabad (R.O)

Certificate of Registration

Registered as document no. 3150 of 2018 of Book-1 and assigned the identification number 1 - 1607 - 3150 - 2018 for Scanning on 25-SEP-18 .

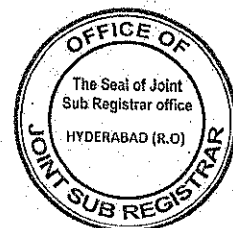
Registering Officer
Hyderabad (R.O)
(V.Ravinder)

Bk - 1, CS No 3201/2018 & Doct No
3150/2018. Sheet 2 of 7
Joint Sub Registrar
Hyderabad (R.O)

ONE
Note: Copy has been Registered
along with the original

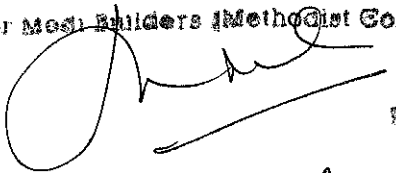
Joint Sub - Registrar
R.O. Hyderabad

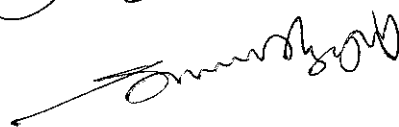
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5. The LESSOR and the LESSEE hereby undertake to register this agreement of lease as and when called upon by either of the parties at any time during the currency of the lease agreement. The expenses of stamp duty and registration charges of this agreement in duplicate and all other incidental expenses shall be borne by the LESSOR and LESSEE equally.
6. The LESSEE shall pay the rent regularly each month on or before the 10th day of the succeeding month to the LESSOR.
7. 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.
8. The LESSOR has handed over the Leased Premises to the LESSEE on an 'as is where is basis', and the LESSEE shall not raise any objections on this count hereafter. The LESSOR had agreed to provide 3,500 sft of vitrified tiles of 2' x 2' to the LESSEE at its cost within 7 days (standard make and colour) at the LESSOR'S cost.
9. The LESSEE shall keep the leased premises in a neat and habitable condition.
10. The LESSEE shall carry out all minor repairs and regular maintenance by way of color wash etc, at its own cost.
11. 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.
12. The LESSEE shall not sub-let any portion of the premises or transfer the rights under the lease in favour of anyone.
13. The LESSEE shall enhance the rent by 15% at the end of 3 years on the then existing rent.
14. The LESSEE shall permit the LESSOR or anyone authorised by it to inspect the leased premises at all reasonable hours of the day.
15. 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.
16. The LESSOR shall pay the property taxes pertaining to the leased premises.

For Messrs Builders (Methodist Complex)


Partner



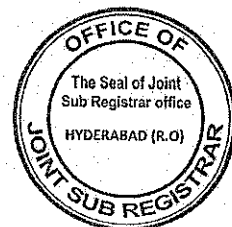


Bk - 1, CS No 3201/2018 & Doct No
3150/2018. Sheet 3 of 7

Joint SubRegistrar2
Hyderabad (R.O)



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17. The LESSEE shall pay monthly maintenance charges to 'M/s. Methodist Complex Tenants Association' at the rate of Rs. 2.00/- per sft every month, subject to increase from time to time.
18. The LESSOR 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.
19. The LESSOR 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.

DESCRIPTION OF THE LEASED PREMISES

All that portion consisting of the office/showroom space admeasuring 4,260 sft of super built-up area along with 433 sft of parking space, situated on the first floor of the building known as METHODIST COMPLEX, bearing No. 5-9-189/190, situated at Chirag Ali Lane, Abids, Hyderabad - 500 001, marked in red (office/showroom space)/ blue (parking space) in the plan annexed here to and bounded by:

North By : Lenin Estate
South By : Lobby & lifts
East By : Abids Road
West By : Parking area

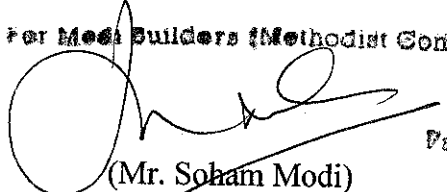
In witness whereof the LESSEE and the LESSOR have signed these presents on the date and at the place mentioned above.

WITNESSES:

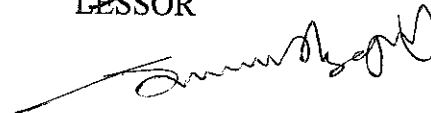
1. *G. T. Rahwan*

2. *pluead*

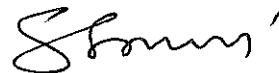
For Modi Builders (Methodist Complex)


Father

(Mr. Soham Modi)
LESSOR



(Mr. Suresh Bajaj)
LESSOR



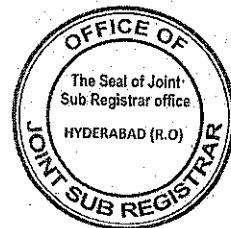
LESSEE

Bk - 1, CS No 3201/2018 & Doct No
3150/2018. Sheet 4 of 7

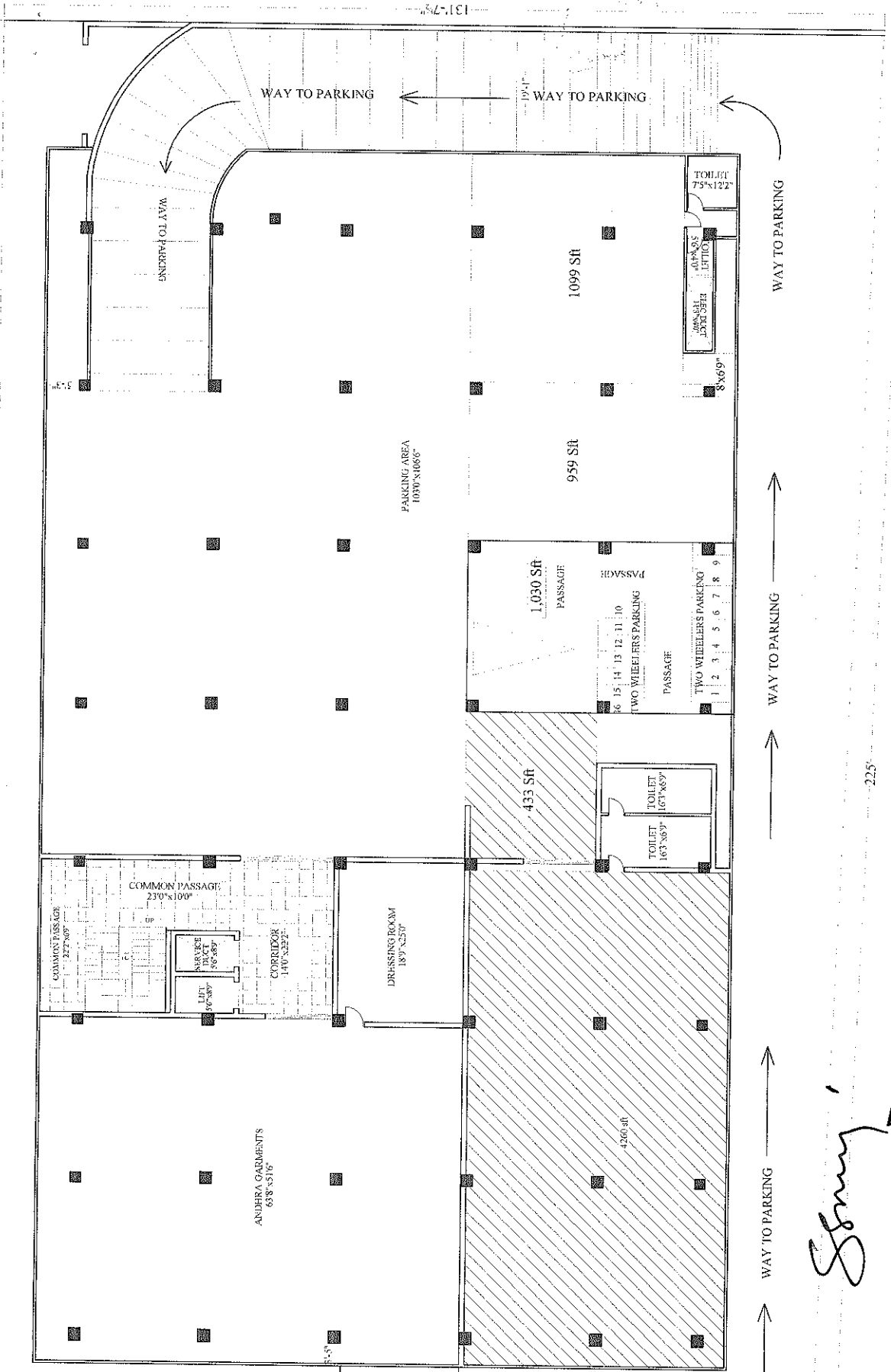
Joint SubRegistrar2
Hyderabad (R.O)



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224'-9"



FLOOR HEIGHT 9'-6"

PORTICO

For Modi Builders (Methodist Complex)

[Signature]
 Partner

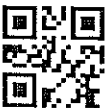
[Signature]

Description	Elevation	Owners & Developers:	Date:	Promoted by
		MODI BUILDERS	27-04-2018	Modi Properties & Investments Pvt. Ltd.
FIRST FLOOR PLAN	N	Project Name & Phase:	Prepared By:	Scale:
		METHODIST COMPLEX	Approved By:	
				Soham Modi
				N.T.S

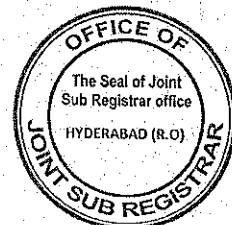
122'-7"

Bk - 1, CS No 3201/2018 & Doct No
3150/2018. Sheet 5 of 7

Joint SubRegistrar2
Hyderabad (R.O)



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LESSOR:

INDIA UNION DRIVING LICENCE
ANDHRA PRADESH



DRIVING LICENCE
663/HW/20020D

SURESH B. BATA
P.M. BATA
93, PRASHANTH NAGAR
ROAD NO. 13
JUBILEE HILLS
HYDERABAD



Signature

Issued on 02/02/2008

Issuing Authority
RTA, HYDERABAD DIV 1

व्यक्ति का नाम / PERMANENT ACCOUNT NUMBER
ABMPM6725H

नाम / NAME
SOHAM SATISH MODI

पिता का नाम / FATHER'S NAME
SATISH MAHILAL MODI

जन्म तिथि / DATE OF BIRTH
13-10-1968

Signature

Chief Executive Officer, RTA, Andhra Pradesh

आयकर विभाग / INCOME TAX DEPARTMENT
भारत सरकार / GOVT. OF INDIA

PRABHAKAR REDDY K
PADMA REDDY KANDI
15/01/1974
Permanent Account Number
AWSPP8104E

Signature

3287 6953 9204

Aadhaar No 3287 6953 9204

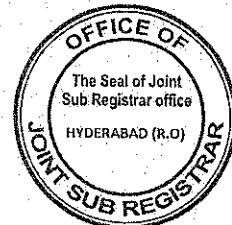
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Bk - 1, CS No 3201/2018 & Doct No
3150/2018. Sheet 6 of 7

Joint SubRegistrar2
Hyderabad (R.O)




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భారత ప్రభుత్వం
GOVERNMENT OF INDIA

బసవరాజు మూరళి కృష్ణ
Basavaraju Murali Krishna



పుట్టిన సంవత్సరం/ Year of Birth: 1981
పురుషుడు / Male



3348 9780 9808

ఆధార్ - సామాన్యని హక్కు

భారత ప్రభుత్వం ప్రాధికార సంస్థ
భారత ప్రభుత్వం
Unique Identification Authority of India
Government of India

నమోదు సంఖ్య / Enrollment No. : 1093/20086/45724

To
Syed Ilyas
సయ్యద్ ఇల్యాస్
S/O Late Syed Osman
2-2-1109/60/A
Ganga Bowli
Amberpet
Amberpet, Hyderabad
Andhra Pradesh - 500013
9963158515

11/10/2011



UF293643500IN
29364350



Syed Ilyas


మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

7699 0007 2707


ఆధార్ - సామాన్యని హక్కు

భారత ప్రభుత్వం
GOVERNMENT OF INDIA

గులాబ్ తోలారం లల్వాని
Gulab Tolaram Lalwani



పుట్టిన తేదీ/DOB: 15/03/1955
పురుషుడు/ MALE



5044 2422 6928

MEERA AADHAAR, MERI PEHCHAN

ఆదాన విభాగం
INCOME TAX DEPARTMENT
PREMIUM LIFESTYLE AND FASHION
INDIA PRIVATE LIMITED


భారత ప్రభుత్వం
GOVT OF INDIA

18/06/2015


AAIGP1875F

భారత ప్రభుత్వం
GOVERNMENT OF INDIA

సయ్యద్ ఇల్యాస్
Syed Ilyas



పుట్టిన సంవత్సరం/ Year of Birth: 1990
పురుషుడు / Male




7699 0007 2707


ఆధార్ - సామాన్యని హక్కు




BK - 1, CS No 3201/2018 & Doct No 3150/2018.

Joint SubRegistrar2 Hyderabad (R.O)


आधार
UNIQUE IDENTIFICATION AUTHORITY OF INDIA
ఆధార సంఖ్య:
 వివరాల కోసం దయచేసి 3-6-345, బి-16, మీరా అపార్ట్‌మెంట్స్, బషీర్‌బాగ్, హిమయత్ నగర్, హైదరాబాద్, తెలంగాణ - 500029
Address :
 S/O, Late Tolaram Lalwani, 3-6-345, B-16,, Meera Apartments, Basheerbagh, Himayathnagar, Hyderabad, Telangana - 500029

Download Date: 06/01/2018
5044 2422 6928
 1947 1800 300 1947
 help@uidai.gov.in
 www.uidai.gov.in
 P.O. Box No. 1947, Bengaluru-560 001


आधार
UNIQUE IDENTIFICATION AUTHORITY OF INDIA
ఆధార సంఖ్య:
 చిరునామా: S/O బసవరాజు జయరాం, 3-70 హనుమాన్ నగర్, హనుమాన్ టెంపుల్, చైతన్యపూరి హైదరాబాద్, హైదరాబాద్, ఆంధ్ర ప్రదేశ్ 500036
Address: S/O Basavaraju Jayaram, 3-70, hanuman nagar, hanuman temple, chaitanyapuri, Hyderabad, Andhra Pradesh, 500036

 1947 1800.180 1947
 help@uidai.gov.in
 www.uidai.gov.in
 ప.ఓ. బాక్స్ నెం. 1947, బెంగళూరు-560001

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