

NED

659-2019

DOCUMENT NO.

OF BOOK

PS 1117

भारतीय न्यायिक

S.F.O. SECUNDERABAD

एक सौ रुपये

Rs. 100

₹. 100

ONE HUNDRED RUPEES



सत्यमेव जयते

भारत INDIA

INDIAN NON JUDICIAL

ACK
6/10/19
ASW
5/2/19

తెలంగాణ తెలంగాణ TELANGANA

S.No. 19036 Date:16-10-2018

Sold to:SHARAD J KADAKIA

S/o.I.ATE. JAYANTILAL M KADAKIA

For Whom:SELF & OTHERS.

U 305092

K.SATISH KUMAR
LICENSED STAMP VENDOR
LIC No.16-05-059/2012,
R.No.16-05-025/2018
Plot No.227, Opp.Back Gate
of City Civil Court,
West Marredpally, Sec'bad.
Mobile: 9849355156

LEASE DEED

This Deed of Lease is made and executed on this the 16th day of November, 2018 by and between:

1. Mr. Rajesh J Kadakia, S/o. Late Jayantilal M. Kadakia, aged about 62 years, Occupation: Business, R/o. H. No: 5-2-223, "Gokul", 3rd Floor, Distillery Road, Hyderbasti, Secunderabad and presently residing at # 91, South Elcamino, Real Samclemante, California – 92672, U.S.A
2. Mr. Sharad J Kadakia S/o. Late Jayantilal M. Kadakia, aged about 57 years, Occupation: Business R/o. H. No: 5-2-223, "Gokul", 3rd Floor, Distillery Road, Hyderbasti, Secunderabad and presently residing at The Greens Group, 14252 Culver Drive Suite A-358, Irvine CA 924604, U.S.A.

(herein after collectively called the "LESSORS" which expression shall unless excluded by or repugnant to the subject or context be deemed to include their respective heirs, executors, administrators, legal representative and assigns) of the ONE PART.

AND

M/s. Sonata Software Limited, a Company duly incorporated under the Companies Act, 1956 having its corporate office at #208, T.V. Industrial Estate, S. K. Ahire Marg, Worli, Mumbai – 400 030 and corporate office at #1/4, A.P.S. Trust Building, Bull Temple Toad, N.R. Colony, Bangalore – 560 019, represented by its Authorised Signatory & Head-Admin, Mr. Anand Krishnan.



Presentation Endorsement:

Presented in the Office of the Sub Registrar, Secunderabad along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 370/- paid between the hours of 3 and 4 on the 26th day of FEB, 2019 by Sri K. Prabhakar Reddy

Execution admitted by (Details of all Executants/Claimants under Sec 32)

Sl No	Code	Thumb Impression	Photo	Address
1	LE			M/S SONATA SOFTWARE LIMITED (REP BY ANAND K. S/O. LATE R.S.KR. OFFICE AT 208 T.V. INDUSTRIAL ESTATE S.K. AHILKOTI, AMBERPET, HYDRABAD
2	LR			K. PRABHAKAR REDDY (1 AND 2 REP BY) S/O. K. PADMA REDDY H NO 2-3-64/10/24 AMBERPET COLONY AMBERPET, HYDRABAD



Handwritten signature

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1			C.RAMESH 1-3-176/6/D/2 KAVADIGUDA	
2			R.SUBRAMANIAN AMEERPET	

26th day of February, 2019

Handwritten signature of Sub Registrar
Signature of Sub Registrar
Secunderabad

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

Description of Fee/Duty	Stamp Papers	Challan u/S 41 of IS Act	In the Form of				Total
			E-Challan	Cash	Stamp Duty u/S	DD/BC/ Pay Order	
Stamp Duty	100	0	3600	0	0	0	3700
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	370	0	0	0	370
User Charges	NA	0	200	0	0	0	200
Total	100	0	4170	0	0	0	4540

Rs. 3600/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 370/- towards Registration Fees on the chargeable value of Rs. 369237/- was paid by the party through E-Challan/BC/Pay Order No. 78LK260219 dated, 20-FEB-19 of YESB/

Generated on: 26/02/2019 03:48:14 PM



Bk - 1, CS No 521/2019 & Doct No 6591-2019 of 8 Sub Registrar Secunderabad



(herein after referred to as the "LESSEE" which expression shall unless excluded by or repugnant to the subject or context be deemed to include its affiliates, successors, and assigns) of the OTHER PART.

- A. WHEREAS the Lessors are the Owners of the residential Villa situated behind the commercial building known as "Greens Towers" bearing Municipal Nos. 1-10-178/3/1 & 1-10-178/3/2, Begumpet Main Road, Hyderabad – 500 016 (Hereinafter referred to as 'Villa').
- B. AND WHEREAS the Lessee has taken on lease from Lessors the residential Villa on a month to month lease and are regularly paying the monthly rent. Now the Lessors and Lessee have agreed to execute a registered lease for a long period as given under.
- C. WHEREAS the Lessors are desirous of leasing out the said Villa and the Lessee has agreed to take on lease the same for the purpose of its official Guest House on the terms and conditions hereinafter mentioned.

NOW THIS DEED OF LEASE WITNESSETH AS FOLLOWS:

That in consideration of the rent hereinafter reserved and the mutual covenants of the Lessors and the Lessee herein stated, the Lessors hereby grants to the Lessee the lease in respect of residential Villa situated behind commercial building "Greens Towers", bearing Municipal Nos. 1-10-178/3/1 & 1-10-178/3/2, Begumpet Main Road, Hyderabad – 500 016, which is more fully described in the Schedule hereunder written and hereinafter referred to as the 'Villa' TO HAVE AND TO HOLD the same to the Lessee for a period of 6 years beginning from the 1st day of December 2017 on the terms and conditions hereinafter mentioned.

1. PERIOD OF LEASE, RENT AND DEPOSIT:

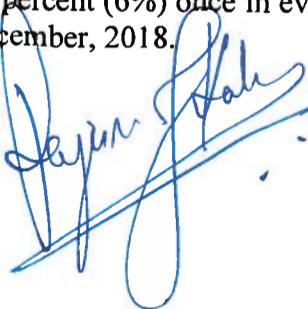
1.1 The Lease of the Villa shall be for a period of Six (6) years starting from the 1st day of December 2017.

1.2 The Lessee shall pay a rent of Rs.22,430/- (Rupees Twenty Two Thousand Four Hundred and Thirty only) subject to an annual increase given hereunder, per month to the Lessors by an account payee cheque in the name of the Lessors only as under:

In the name of Rajesh J Kadakia	Rs. 11,215/-
In the name of Sharad J Kadakia	Rs. 11,215/-

1.3 The Lessee shall pay the lease rent in advance on or before 7th of each calendar month for which it is payable subject to deduction of Tax at source as may be applicable and the Lessee shall issue to the Lessors certificate of tax deducted at source within two months from the end of every financial year. In addition to the lease rent the Lessee shall pay GST at the applicable rate on the said lease rent to the Lessor.

1.4 The Lessee hereby agrees to increase the rent payable to the Lessors in respect of the Villa at the rate of six percent (6%) once in every one (1) year of the last rent paid. The next increase shall be due from 1st December, 2018.



Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 4170/-, DATE: 26-FEB-19, BANK NAME: YESB, BRANCH NAME: ... REFERENCE NO: ...
3527030954818, PAYMENT MODE: NB-1000200, ATRN: 3527030954818, REMITTER NAME: ... SHARAD EDDY ...
K, EXECUTANT NAME: MR. RAJESH J KADAKIA AND SHARAD J KADAKIA (CLAIMANT ... SAINATA SOFTWARE ...
LIMITED).

Date:
26th day of February, 2019

Signature: 
Registering Officer
Secunderabad

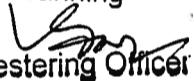
CERTIFICATE OF REGISTRATION

Registered as Doct. No. 659 of 2019

(1910SC) of Book I and

assigned the Identification Number

1606-I-521 2019 for Scanning

Date: 12/03 2019 Registering Officer

V. SATHISH KUMAR

**NOTE: ONE COPY HAS BEEN
REGISTERED ALONGWITH ORIGINAL**

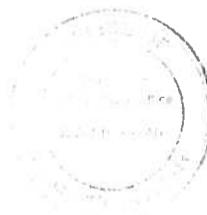

SUB-REGISTRAR
Secunderabad

Bk - 1, CS No 521/2019 & Doct No

Sub Registrar
Secunderabad

659-2019
Sheet 2 of 8

Generated on: 26/02/2019 03:48:14 PM



2. DEPOSIT

2.1 The Lessee has paid to the Lessors a security deposit aggregating to Rs.2,40,000/- (Rupees Two Lakhs Forty Thousand only) in the name of individual Lessors to be returned by them without interest to the Lessee at the end of the lease period or earlier termination thereof, and upon re-delivery of peaceful possession of the Villa to the Lessors. The Lessors shall be entitled to deduct from the said security deposit and unpaid lease rent or any other sums due and payable by the Lessee to the LESSORS pursuant to terms of this Deed. Security Deposit is already paid in the name of:

Rajesh J Kadakia	Rs. 1,20,000/-
Sharad J Kadakia	Rs. 1,20,000/-

2.2 If the Lessors fails to return the said security deposit at the end of this lease period or earlier termination thereof, the Lessors, will be required to pay to the Lessee interest at the rate of 18% per annum calculated from the date of termination of the lease unit the date of repayment of the security deposit. Furthermore the Lessee will be entitled to retain possession of the Villa without payment of any rent until such deposit is returned in full.

3. RENEWAL

3.1 At the expiry of its period, this lease may be renewed subject to mutual consent of both the Lessors and Lessee upon such terms and conditions as may be agreed between them.

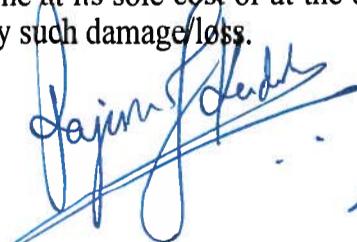
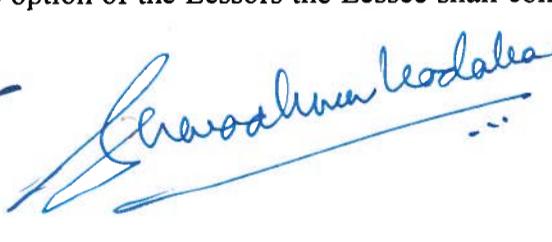
4. TAXES

4.1. The Lessors to bear and pay and discharges all existing and future rates, taxes, charges, assessment or outgoing whatsoever assessed, charged, imposed or payable in respect of the Villa including property tax to the appropriate authorities and comply with the laws, rules and regulations of the Government and local authorities as required.

4.2 The Lessors are required to charge the applicable taxes, including Goods and Services Tax (GST), as and when applicable in the invoice it submits to the Lessee. The invoice shall be in compliance with the requirement under GST. The Lessors have to share the GST registration details to the Lessee and also required to comply with GST provisions. This includes uploading the necessary details in GST portal in time; payment of GST to the Government and file the returns within the due date. In case of failure on the part of the Lessors to comply with the requirement, the Lessee reserves the right to withhold/recover the GST element charged in the invoice.

5. MAINTENANCE

5.1. The Lessee shall be responsible for carrying out at its cost all minor repairs in the Villa as may be necessary. The Lessee shall keep the Villa in good condition and order during the period of this lease and shall not suffer or cause any damage/loss thereto, normal wear and tear and damages by fire, earthquake, flood or inevitable force or accident expected. If any damage/loss to the Villa is caused by Lessee, the Lessee should arrange for repairing or making good the same at its sole cost or at the option of the Lessors the Lessee shall compensate the Lessors for any such damage/loss.






Bk - 1, CS No 521/2019 & Doct No
Sheet 3 of 8 Sub Registrar
Secunderabad

659-2019

Generated on: 26/02/2019 03:48:14 PM



5.2. Lessors shall effect all major repairs such as leakages in electricity, sanitary fittings, fixtures, water pipes or cracks, etc at their own cost, immediately upon such defects are notified to them or their representative by the Lessee, and if the Lessors fails or neglects to make such repairs, the Lessee may cause the same done, and deduct the actual expenses of such repairs from the rent aforesaid or otherwise recover it from the Lessors.

6. USE OF PREMISES

The Lessee shall use the Villa for residential Guest House purpose of the Lessee and its subsidiaries and associate companies.

6.1 The Lessee shall not use the Villa for any illegal, objectionable or unauthorised purposes or business.

7. BAR ON ADDITIONS AND ALTERATIONS:

The Lessee shall not effect any additions or alterations to the Villa or any part thereof in any number whatsoever without the consent of the Lessors.

8. BAR ON SUB-LETTING

The Lessee shall not grant any license/sub-lease of the Villa to anyone else or assign this Deed or sub-let, or otherwise part with the possession of the Villa to or in favour of anyone else.

9. INSPECTION:

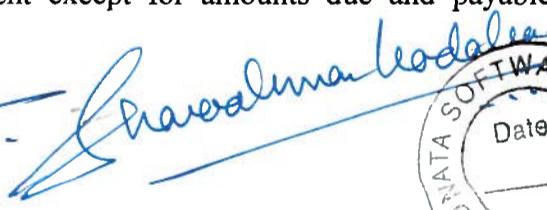
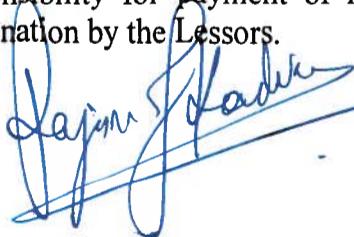
The Lessors or their authorised agents only with Lessors written permission shall after reasonable notice to the Lessee be entitled to enter upon the Villa at any time, either to inspect the Villa for satisfying that the Villa are being held in accordance with these presents or for carrying out any works/repairs therein as may be required.

10. POSSESSION AND DELIVERY BACK:

The possession of the Demised Villa is deemed to be handed over to the Lessee on the date of execution of the deed. On expiry of the lease period or earlier termination thereof the lessee shall duly deliver back vacant possession of the Villa to the Lessors in the same condition in which it is let out, subject however to normal wear and tear.

11. TERMINATION

11.1 In the Event of the Lessee committing breach of any of the terms of this lease or failing to pay the lease rent for a period of three months consecutively, the Leessor may issue a notice thereof to the Lessee. If any such default continues unabated for one month after notice thereof by the Lessors to the Lessee, the Lessors will be entitled to terminate this lease, notwithstanding the fact that the contractual period (that is, the term) of this lease has not expired. Thereafter, the Lessee shall vacate the Villa and deliver the peaceful vacant possession to the Lessors subject to the Lessors refunding the Security Deposit subject to deduction of legitimate dues, if any. Upon handing over of physical vacant possession as contemplated above, the Lessee shall have no further responsibility for payment of rent except for amounts due and payable prior to the date of termination by the Lessors.





Bk -1, CS No 521/2019 & Doct No
Sheet 4 of 8 Sub Registrar
Secunderabad

659-2019

Generated on: 26/02/2019 03:48:14 PM



11.2 In the event the Lessee is desirous of terminating the lease before expiry of the lease period, the Lessee shall give three months prior written notice to the Lessors.

11.3 On expiry of the lease period or earlier termination of the Lease the Lessors shall be entitled to re-enter upon the Villa.

12. LESSOR'S COVENANT:

12.1 That the Lessors have good marketable title in respect of the Villa and are the absolute Owners of the entire land where upon the Villa is situated and the Lessors have unfettered right to lease and full right, absolute power and authority to deal with the property and grant a lease of Villa upon such terms as they deem fit. In the event of there being any defect or deficiency or inadequacy in the Lessors right to execute this lease and use by the Lessee, the Lessors undertakes to indemnify the Lessee.

12.2 That subject to the payment of the rent hereby reserved, the Lessee shall be entitled to hold, possess and enjoy the Villa during the period of the lease without any interference or disturbance for the Lessors or his nominee(s), assign(s) or successor(s) or any other persons claiming any legal title thereto.

12.3 That the Lessors has assured the Lessee that there is no impediment or bar to the grant of this lease by the Lessors under any law, order, decree or contract and that the Villa is not subject to attachments, encumbrances, execution or acquisition proceedings.

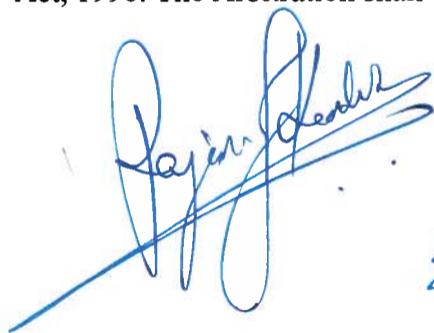
13. CUSTODY OF DEED OF LEASE:

This deed is executed in two originals and the Lessors and Lessee shall retain one original each.

14. GOVERNING LAW/ARBITRATION

This Deed, and all matters arising out of or relating to this Deed, shall be governed by and interpreted in accordance with Indian Law.

In case of any dispute which arises out of this Deed and is not settled by mutual conciliation between Lessors and Lessee, would be referred to Arbitration in accordance with Arbitration and Conciliation Act, 1996. The Arbitration shall be conducted at Hyderabad.



Bk - 1, CS No 521/2019 & Doct No
659-2019 Sheet 5 of 8 Sub Registrar
Secunderabad



Generated on: 26/02/2019 03:48:14 PM



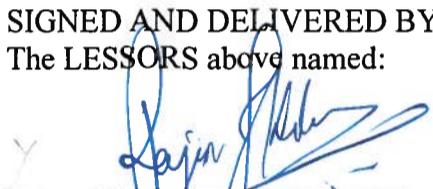
SCHEDULE OF VILLA

All that part and parcel of residential Villa situated behind commercial building known as “Greens Towers” bearing Municipal nos. 1-10-178/3/1 & 1-10-178/3/2, Begumpet Main Road, Hyderabad – 500 016, consisting of Main House with 4 bedrooms, 4 toilets, court yard, living, dining, kitchen admeasuring about 3,000 square feet and a detached house with 2 units consisting of 1 bedroom, toilet and kitchenette, admeasuring about 800 sft on a total land area of about 1700 square yards butted and bounded as give below:

East by : Neighbours Property
West by : Building known as Greens Towers belonging to Lessor
North by : Premises belonging to Mr. Lathif Khan & Others and College Premises
South by : Premises belonging to Mrs. Khan & Others

IN WITNESS WHEREOF the parties hereto have set and subscribed their hands on this day, month and year first above written:

SIGNED AND DELIVERED BY
The LESSORS above named:


Rajesh J Kadakia

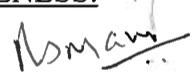

Sharad J Kadakia

In the presence of:

SIGNED AND DELIVERED BY
The LESSEE above named


Date: _____
Represented by Mr. Anand Krishnan
In the presence of:

WITENESS:

1. 
2. 

Bk - 1, CS No 521/2019 & Doct No

_____/_____. Sheet 6 of 8 Sub Registrar
Secunderabad

659-2019

Generated on: 26/02/2019 03:48:14 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
--------	--	--	--

LESSOR:

1. **MR. RAJESH J, KADAKIA**
S/O. LATE JAYANTILAL M. KADAKIA
R/O. H. NO: 5-2-223, "GOKUL"
3RD FLOOR, DISTILLERY ROAD
HYDERBASTI
SECUNDERABAD.

2. **MR. SHARAD J. KADAKIA**
S/O. LATE JAYANTILAL M. KADAKIA
R/O. H. NO: 5-2-223, "GOKUL"
3RD FLOOR, DISTILLERY ROAD
HYDERBASTI
SECUNDERABAD.

SPA FOR PRESENTING DOCUMENTS:

VIDE FILE NO. E1/16/2019, Dt. 02.01.19 @ Or, Hyderabad.

SRI. K. PRABHAKAR REDDY
S/O. SRI. K. PADMA REDDY
(O). 2-3-64/10/24
JAISWAL COLONY
AMBERPET
HYDERABAD.

Aadhaar: 3287 6953 9204

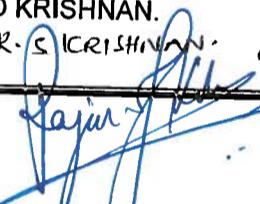
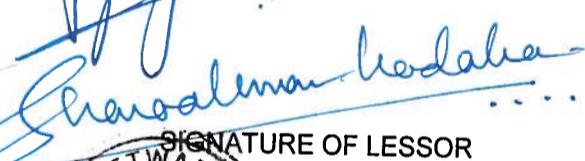
LESSEE:

M/S. SONATA SOFTWARE LIMITED
HAVING ITS CORPORATE OFFICE AT
#208, T.V. INDUSTRIAL ESTATE
S.K. AHIRE MARG, WORLI, MUMBAI -400030
REP. BY ITS AUTHORISED SIGNATORY
& HEAD-ADMIN
MR. ANAND KRISHNAN.

S/o. LATE R. S. KRISHNAN. Aadhaar: 7752 3132 5970

SIGNATURE OF WITNESSES:

1. 
2. 

SIGNATURE OF LESSOR

SIGNATURE OF LESSEE





Bk - 1, CS No 521/2019 & Doct No

Sheet 7 of 8

Sub Registrar
Secunderabad

659-2019

Generated on: 26/02/2019 03:48:14 PM





భారత ప్రభుత్వం

ఆనంద్ కృష్ణన్
Anand Krishnan
DOB: 31-05-1959
Gender: Male



7752 3132 5970

ఆధార్ - आम आदमी का अधिकार

Handwritten signature



भारतीय विशिष्ट पहचान प्राधिकरण
INDIAN IDENTIFICATION AUTHORITY OF INDIA

Address:
S/O Late Krishnan H.S., #1109, Sai
Krupa, 9th Main, 7th Cross,
Ramamathnagar, Bangalore
South, Bangalore, Karnataka,
560019



1800 300 1947 help@uidai.gov.in www.uidai.gov.in P.O. Box No. 1947, Bengaluru-560 001



భారత ప్రభుత్వం

చంద్రాగిరి రమేష్
Chandragiri Ramesh



పుట్టిన సంవత్సరం / Year of Birth : 1979
పురుషుడు / Male

4127 1589 3238

ఆధార్ - సామాన్యుని హక్కు

Handwritten signature



भारतीय विशिष्ट पहचान प्राधिकरण
INDIAN IDENTIFICATION AUTHORITY OF INDIA

చిరునామా:
S/O చంద్రాగిరి రమేష్
కంపౌండ్, ఆపిర్మెంట్
నెట్ నుండి నా కమ్యూనిటీ హెడ్
కాన్సెప్ట్, హైదరాబాద్
తూర్పు ప్రాంతం, 500080

Address:
S/O Chandragiri Ramesh Rao
1-5-1750/2, Gunglga
near nsc's community hall
Kandiguda, Hyderabad
Andhra Pradesh, 500080

Aadhaar - Saamanyuni Hakku

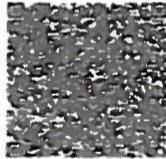


భారత ప్రభుత్వం

GOVERNMENT OF INDIA

సుబ్రహ్మణ్యం రంజన్

Subramanian R
పుట్టిన తేదీ/ DOB: 27/11/1959
పురుషుడు / MALE



7886 5079 5683

ఆధార్ - సామాన్యుని హక్కు



भारतीय विशिष्ट पहचान प्राधिकरण
INDIAN IDENTIFICATION AUTHORITY OF INDIA

చిరునామా:
S/O చిరమరాజులపేట, 7-1-58,
5-277, ట్యాంక్-20 దివ్య శక్తి
అపార్ట్మెంట్, ఆంధ్రప్రదేశ్,
సెకండరీ, హైదరాబాద్,
తూర్పు - 500016

Address:
S/O V Ramachandran 7-1-58 C,
20 / Block 2C Dnye Sakti
Apartment, Anandpet,
Secunderabad Hyderabad
Telangana - 500016

7886 5079 5683

Handwritten signature

1800 300 1947 help@uidai.gov.in www.uidai.gov.in P.O. Box No. 1947, Bengaluru-560 001

