

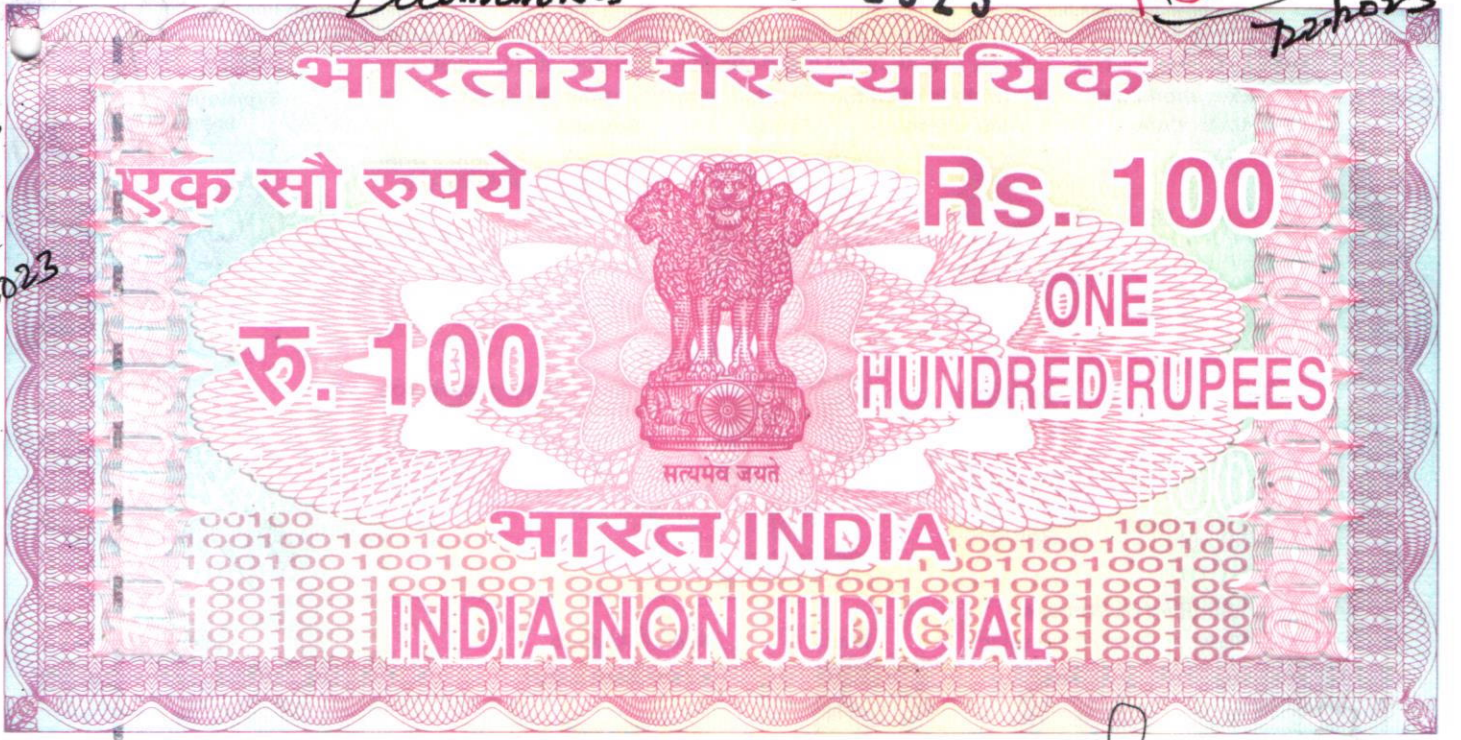
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Document No:- 722/2023

P 32/2023

22/02/23

APR 218
CS
632/2023



తెలంగాణ తెలంగాణ TELANGANA

[Signature]

AT 381522

Sl.No. 2500 Dt: 02-03-2023

Sold to: RAMESH

S/o : Late NARASING RAO

For Whom: M C MODI EDUCATIONAL TRUST

K.SATISH KUMAR
LICENSED STAMP VENDOR
LIC No.16-05-059/2012,
R.No.16-05-029/2021
Plot No.227, Opp.Back Gate
of City Civil Court,
West Marredpally, Sec'bad.

LEASE AGREEMENT

This Lease Agreement executed at Secunderabad on this the 02nd day of March, 2023 by and between:

M/s. M. C. Modi Educational Trust, having its office at 5-4-187/3 & 4, 2nd Floor, Soham Mansion, M. G. Road, Secunderabad – 500 003, represented by its Trustee, Shri Ashish Modi, S/o. Late Pramod Chandra Modi, aged about 54 years, Occupation: Business (which term shall mean and include whenever the context may so require his successor-in-interest, assigns, heirs, legal representatives, etc.). LESSOR.

AND

M/s. Modi Properties Private Limited, having its registered office at 5-4-187/3 & 4, 2nd Floor, Soham Mansion, M.G. Road, Secunderabad – 500 003, represented by its Director, Mr. Gaurang Mody, S/o. Late. Shri Jayantilal Mody, aged about 56 years, Occupation: Business herein after referred to as the LESSEE (which term shall mean and include whenever the context may so require its successor-in-interest, assigns, heirs, legal representatives, etc.).

For M/s. MC MODI EDUCATION TRUST

[Signature]
Trustee

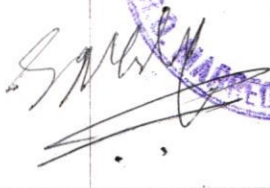
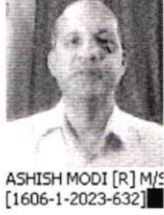
For Modi Properties Pvt. Ltd.,

[Signature]
Authorised Signatory

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. 1020/- paid between the hours of 12 and 01 on the 25th day of MAR, 2023 by Sri M/S.M.C.Modi Educational Trust

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

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	LE		 GAURANG MODY [R] M/ [1606-1-2023-632]	GAURANG MODY[R]M/S.MODI PROPERTIES PRIVATE LTD	
2	LR		 ASHISH MODI [R] M/S [1606-1-2023-632]	ASHISH MODI[R]M/S.M.C.MODI EDUCATIONAL TRUST	

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
2		 K PRAHAKAR RI [1606-1-2023-6]	K PRAHAKAR REDDY 2-3-64/10/24 AMBERPET HYD	
1		 CH RAMESH::25/03/202 [1606-1-2023-632]	CH RAMESH UNNIKOTA HYD	

25th day of March,2023

Signature of Sub Registrar
Secunderabad**E-KYC Details as received from UIDAI:**

SI No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX6168 Name: Ashish Pramod Modi	S/O Pramod Modi, Secunderabad, Hyderabad, Andhra Pradesh, 500003	
2	Aadhaar No: XXXXXXXX3669 Name: Gaurang Mody	S/O Jayanti Lal, Secunderabad, Hyderabad, Telangana, 500016	

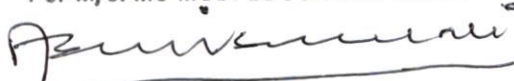
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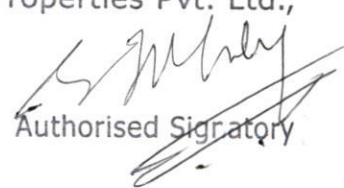
Pk-7, QS No 937/2023 & Doct No
722/2023
Sub Registrar
Secunderabad
Sheet 1 of 4

- A. WHEREAS the LESSOR is the absolute owner of the office space situated on the second floor of the building known as Soham Mansion, bearing No. 5-4-187/ 3 & 4, II Floor, situated at M. G. Road, Secunderabad, having a super-built area of about 3000 sft. The LESSEE has requested the LESSOR to grant on lease the office space and the LESSOR agreed to give on lease on the terms and conditions specified as hereunder:
- B. Know all men by these presents that in pursuance of the rent hereby reserved and the covenants agreed specified hereunder the LESSOR doth hereby grant and the LESSEE doth hereby taken on lease the office space situated on the II floor, of the building known as Soham mansion, bearing no. 5-4-187/3 and 4, situated at M.G. Road, Secunderabad – 500003, having a super-built area of about 3,000 sft. more particularly described at the foot of this document, on the following terms and conditions.

NOW THIS LEASE AGREEMENT WITNESSETH AS FOLLOWS:

1. The LESSEE shall pay a rent of Rs. 32,196/- (Rupees Thirty Two Thousand One Hundred and Ninety Six 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:
2. The LESSEE shall pay has already paid an amount of Rs.3,43,848/- (Rupees Three Lakhs Forty-Three Thousand Eight Hundred and Forty-Eight Only) as security deposit, The Security Deposit 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 ten years commencing from 01st day of March, 2023. This agreement of lease between the said LESSOR and the said LESSEE can be terminated by the LESSEE with an advance notice of three months.
4. The LESSEE shall pay the rent regularly each month on or before the 7th day of the month to the LESSOR.
5. 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.
6. The LESSEE shall keep the leased premises in a neat and habitable condition.
7. The LESSEE shall carry out all minor repairs and regular maintenance by way of colour wash etc, at its own cost.
8. 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.

For M/s. MC MODI EDUCATION TRUST

Trustee

For Modi Properties Pvt. Ltd.,

Authorised Signatory

Endorsement: Stamp Duty, Tranfer 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	10100	0	0	0	10200
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	1020	0	0	0	1020
User Charges	NA	0	500	0	0	0	500
Mutation Fee	NA	0	0	0	0	0	0
Total	100	0	11620	0	0	0	11720

Rs. 10100/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 1020/- towards Registration Fees on the chargeable value of Rs. 626090/- was paid by the party through E-Challan/BC/Pay Order No ,619YUV230323 dated ,23-MAR-23 of ,YESB/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 11670/-, DATE: 23-MAR-23, BANK NAME: YESB, BRANCH NAME: , BANK REFERENCE NO: 9355152499330,PAYMENT MODE:NB-1001138,ATRN:9355152499330,REMITTER NAME: MR. GAURANG MODY,EXECUTANT NAME: M C MODI EDUCATIONAL TRUST,CLAIMANT NAME: MODI PROPERTIES PRIVATE LIMITED)

Date:

25th day of March,2023

Signature of Registering Officer
Secunderabad

CERTIFICATE OF REGISTRATION

Registered as Doct. No...722...of 2023...
(1945-SE) of Book...-2-...and
Assigned the Identification Number
(1606...2-722-2023...for Scanning
Date...11/4/...2023...

Registering Officer
MOHD ABDUL MUJEED

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Secunderabad

9. The LESSEE shall have the right to utilise the premises for its business and its associated firms, companies, etc. The Lessee shall be entitled to sub-let either the whole or any part of the leased premises to its associated firms/companies, subsidiaries without seeking any further consent from the LESSOR. However, the LESSEE shall be solely responsible for paying the rent to the LESSOR. The LESSOR agrees to sign all such documents, deeds, NOCs, etc., that may be required by the LESSEE and its associates to effectively conduct their business from the leased premises.
10. The LESSEE shall enhance the rent by 6% at the end of every year on the then existing rent.
11. The LESSEE shall permit the LESSOR or anyone authorised by it to inspect the leased premises at all reasonable hours of the day.
12. The LESSEE shall be liable to pay all taxes, levies, charges like 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.
13. The LESSOR shall pay the property taxes pertaining to the leased premises.
14. 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.
15. 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 space situated on the II floor of the building known as Soham Mansion, bearing No. 5-4-187/3 & 4/7 situated at M. G. Road, Secunderabad – 500 003, admeasuring about 3,000 sft bounded by

North By : Staircase & Lobby
South By : Premises belong to Neighbors
East By : M. G. Road
West By : Open to Sky

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

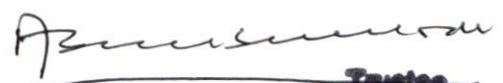
WITNESSES:

1. 
2. 

For Modi Properties Pvt. Ltd.,


Authorised Signatory
LESSEE

For M/s. MC MODI EDUCATION TRUST


LESSOR ~~Trustee~~



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భారత ప్రభుత్వం
GOVERNMENT OF INDIAఆశిష్ ప్రమోద్ మోడి
Ashish Pramod Modi
పుట్టిన సంవత్సరం / Year of Birth : 1968
పురుషుడు / Male

6168

To : Ashish Pramod Modi
(ఆశిష్ ప్రమోద్ మోడి)
S/O Pramod Modi
1-8-165
PRENDER GHAST ROAD
PARADISE
SECUNDERABAD
Secunderabad
Hyderabad
Andhra Pradesh - 500003

Date: 08/08/2011

Ref. No : 00009036-00048257-1



భారత ప్రభుత్వం

Government of India

గౌరాంగ్ మోడి
Gaurang Modyపుట్టిన సంవత్సరం / Year of Birth: 1967
పురుషుడు / Male

3669

నమోదు సంఖ్య / Enrollment No. : 1118/60013/00401

To
Gaurang Mody
గౌరాంగ్ మోడి
S/O: Jayanti Lal
Sapphire Apts Apt-105
Chikoti Gardens
Next to HDFC lane
Begumpet
Secunderabad
Begumpet, Hyderabad
Andhra Pradesh - 500016
9848042067

20/05/2013

KL130447863FT

ఆధార్ - సామాన్యని హక్కు



భారత ప్రభుత్వం

Government of India

కండి ప్రభాకర్ రెడ్డి
Kandi Prabhakar Reddyపుట్టిన సంవత్సరం / Year of Birth: 1974
పురుషుడు / Male

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

చంద్రగిరి రమేష్
Chandragiri Rameshపుట్టిన సంవత్సరం / Year of Birth: 1979
పురుషుడు / Male

3238

To : Chandragiri Ramesh
(చంద్రగిరి రమేష్)
S/O Chandragiri Narsing Rao
unnikota
Hyderabad
Hyderabad
Andhra Pradesh - 500080

Date: 09/04/2011

Ref. No : 00010563-00035752-00037535-

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ఆధార్ - సామాన్యని హక్కు

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