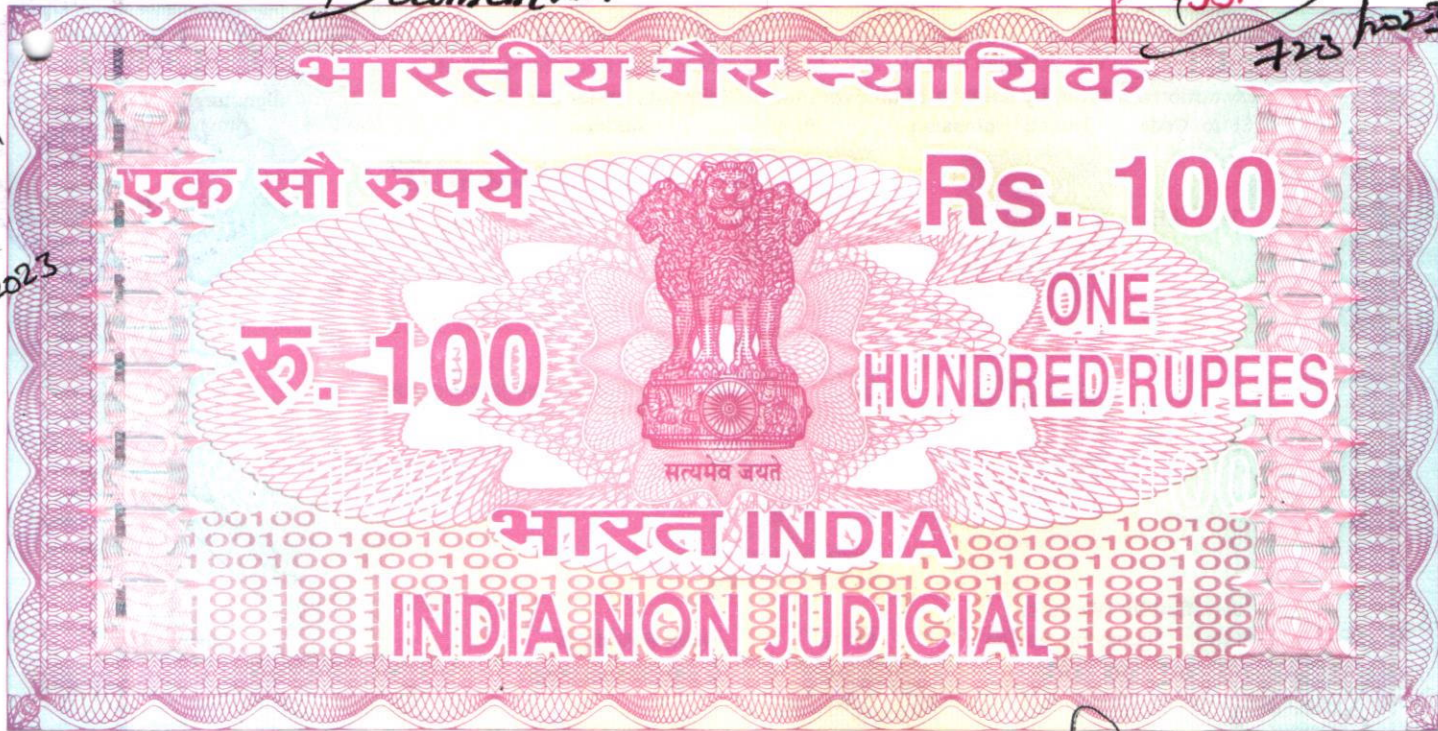


SCANNED

Document No: - 723/2023

R. 33/2023

723/2023



తెలంగాణ తెలంగాణ TELANGANA

Sl.No. 2499 Dt: 02-03-2023

Sold to: RAMESH

S/o : Late NARASING RAO

For Whom: M C MODI EDUCATIONAL TRUST

[Signature]

AT 381521

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.

GENERAL AMENITIES AGREEMENT

This General Amenities 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, II 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 herein after referred to as the OWNER (which term shall mean and include whenever the context may so require its successor-in-interest, assigns, heirs, legal representatives, etc.).

AND

M/s. Modi Properties Private Limited, having its registered office at 5-4-187/3 & 4, II 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 HIREE (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

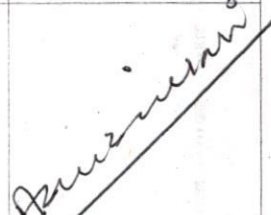
For Modi Properties Pvt. Ltd.,

[Signature]
Authorised Signatory

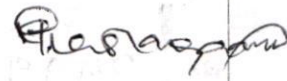
Presentation Endorsement:

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. 1130/- 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] [1606-1-2023-633]	GAURANG MODY[R]M/S.MODI PROPERTIES PRIVATE LTD	
2	LR		 ASHISH MODI [R] M/S [1606-1-2023-633]	ASHISH MODI[R]M/S.M.C.MODI EDUCATIONAL TRUST	

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
2		 K PRABHAKAR REDDY [1606-1-2023-633]	K PRABHAKAR REDDY 2-3-64/10/24 AMBERPET HYD	
1		 CH RAMESH::25/03/23 [1606-1-2023-633]	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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Secunderabad
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723/2023

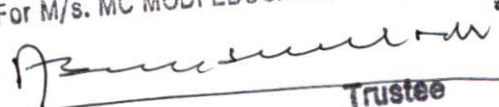
WITNESSETH

The HIREE has obtained on lease vide Lease Agreement dated 02nd day of March, 2023 bearing registered lease deed document no. ~~722~~ of 2023, registered at Sub-Registrar Office, Secunderabad for 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 about 3,000 sft, from the OWNER. At the request of the HIREE, the owner 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 OWNER.

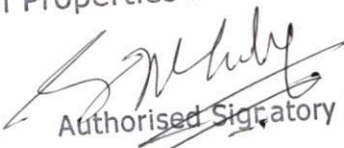
NOW THIS DEED WITNESSETH AS UNDER

1. The HIREE shall pay amenities charges of Rs.32,196/- (Rupees Thirty Two Thousand One Hundred and Ninety Six 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.
2. The lease shall be for a period of ten years commencing from 01st day of March, 2023.
3. The HIREE shall enhance the amenities charges by 6% at the end of every year on the then existing amenities charges.
4. The HIREE shall pay the amenities charges for each month on or before the 7th day of the month to the OWNER.
5. The HIREE shall not be entitled to surrender the usage of amenities as long as the tenancy is subsisting.
6. Any default in the payment of amenities charges shall be deemed to be a breach of the covenants of tenancy and the OWNER shall be entitled to determine the lease and the HIREE shall give vacant possession of the tenancy.
7. The HIREE shall pay monthly maintenance charges amounting to Rs. 2/- (Rupees two only) per month to the OWNER or M/s. Soham Mansion Owners Association or to any other party that the owner may direct, towards the maintenance of common areas, common area security, water charges, etc. subject to increase from time to time.
8. The OWNER 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 HIREE in full.
9. The HIREE 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 amenities charges and other charges payable under this agreement.

For M/s. MC MODI EDUCATION TRUST


Trustee

For Modi Properties Pvt. Ltd.,


Authorised Signatory

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	11540	0	0	0	11640
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	1130	0	0	0	1130
User Charges	NA	0	500	0	0	0	500
Mutation Fee	NA	0	0	0	0	0	0
Total	100	0	13170	0	0	0	13270

Rs. 11540/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 1130/- towards Registration Fees on the chargeable value of Rs. 548052/- was paid by the party through E-Challan/BC/Pay Order No ,152QGZ230323 dated ,23-MAR-23 of ,YESB/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 13220/-, DATE: 23-MAR-23, BANK NAME: YESB, BRANCH NAME: , BANK REFERENCE NO: 8697065505720, PAYMENT MODE: NB-1001138, ATRN: 8697065505720, 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. 723 of 2023
(1945-SE) of Book 2 and
Assigned the Identification Number
(1506) 2-723-2023 for Scanning
Date 11/4/ 2023

Registering Officer
MOHD ABDUL MUJEED

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10. The list of amenities provided is given in Annexure – I attached herein. The HIREE shall handover the amenities provided to the OWNER at the time of vacating the premises subject to reasonable wear and tear.

ANNEXURE - I

PARTICULARS OF AMENITIES.

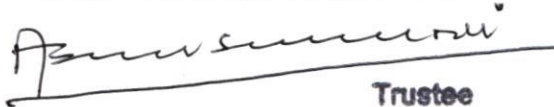
1. Maintenance of common areas.
2. Provision of common area lighting.
3. Provision of security for building.
4. Provision of windows and doors.
5. Provision of toilets
6. Provision of electric power connection.
7. Provision of common parking for cars & scooters.

Witnesses:

1. 

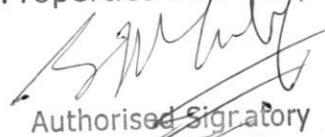
2. 

For M/s. MC MODI EDUCATION TRUST


Trustee

OWNER

For Modi Properties Pvt. Ltd.,


Authorised Signatory

HIREE



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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

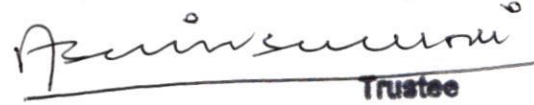
IN WITNESS WHEREOF the HIREE and the OWNER have signed these presents on the date and at the place mentioned above.

Witnesses:

1. 

2. 

For M/s. MC MODI EDUCATION TRUST


Trustee

OWNER

For Modi Properties Pvt. Ltd.,


Authorised Signatory
HIREE

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భారత ప్రభుత్వం
GOVERNMENT OF INDIA



ఆశిష్ ప్రమోద్ మోడి
Ashish Pramod Modi
పుట్టిన సంవత్సరం / Year of Birth : 1968
పురుషుడు / Male

[Signature]
00009036-00048257-4

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 : 00009036-00048257-4



భారత ప్రభుత్వం
Government of India



గౌరాంగ్ మోడి
Gaurang Mody

పుట్టిన సంవత్సరం / Year of Birth: 1967
పురుషుడు / Male

00009036-00048257-4



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



KL130447863FT

[Signature]

ఆధార్ - సామాన్యుని హక్కు



భారత ప్రభుత్వం
Government of India



కండి ప్రభాకర్ రెడ్డి
Kandi Prabhakar Reddy

పుట్టిన సంవత్సరం / Year of Birth: 1974
పురుషుడు / Male

00009036-00048257-4



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

[Signature]

ఆధార్ - సామాన్యుని హక్కు



భారత ప్రభుత్వం
GOVERNMENT OF INDIA



చంద్రగిరి రమేష్
Chandragiri Ramesh

పుట్టిన సంవత్సరం / Year of Birth: 1979
పురుషుడు / Male

00009036-00048257-4

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-



UB 02018142 6 IN

[Signature]

ఆధార్ - సామాన్యుని హక్కు

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