

Doct. No. 153 of 2023.



తెలంగాణ తెలంగాణ TELANGANA

Tran Id: 23071114585865517
Date: 11 JUL 2023, 03:00 PM
Purchased By:
RAMESH
S/o LATE NARSING RAO
R/o HYD
For Whom
SUMMIT SALES LLP

K. SATISH KUMAR
LICENSED STAMP VENDOR
Lic. No. 16/05/059/2012
Ren.No. 16/05/029/2021
Plot No.227, Near C.C. Court, West
Marredpally, Sec-Bad
Ph 9849355156

LEASE AGREEMENT

This Lease Agreement executed at Secunderabad on this the 08 day of Aug', 2023 by and between:

Mrs. Rajput Archana, Wife of Mr. R. Rajender Singh, aged about 51 years, resident of LJG-464. Housing Board Colony, Moula-ali, Hyderabad hereinafter referred to as the LESSOR (which term shall mean and include whenever the context may so require his successor-in-interest, assigns, heirs, legal representatives, etc.).

AND

M/s. Summit Sales LLP, a registered Limited Liability Partnership Firm having its office at 5-4-187/3 & 4, Soham Mansion, II floor, M.G. Road, Secunderabad-500 003 represented by Mr. Minish Nalin Parikh, Son of Mr. Nalin O Parikh, aged about 52 years, Occupation Service, hereinafter 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.).

R. Archana

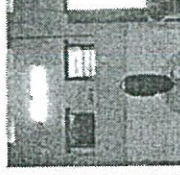


Presentation Endorsement

Presented in the Office of the Tahsildar & Jt Sub Registrar, Keesara along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act 1908 and fee of Rs.1519.00/- paid between the hours of ___ and ___ on the 22th day of July, 2023 by Sri.

Execution admitted by (Details of all Lessor/Lessee under Sec 32A):

S. No.	Code	Thumb Impression	Photo	Address	Signature
1	LR:INDIVIDUAL	Aadhaar Verified		RAJPUT ARCHANA, Address: LIG 464, HOUSING BOARD COLONY, MOULA- ALI, Hyderabad, India	RAJCHAND
2	LE: Authorized Person	Aadhaar Verified		MINISH NALIN PARIKH Authorized by SUMMIT SALES LLP, Address: Hyderabad, India	M.N. K.

Identified by Witness:				
S. No.	Code	Thumb Impression	Photo	Signature
1	WIT.	Aadhaar Verified		P RAGHU, Address: NALLAKUNTA,
2	WIT.	Aadhaar Verified		N RAMESH, Address: THIRUMALA NAGAR,

Date
11 August 2023

Signature Of Registering Officer
Keesara

Tahsildar & Joint Sub-Registrar
Keesara Mandal

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A. WHEREAS the LESSOR is the absolute owner and possessor of the open land admeasuring Ac.0-10 gts., forming a part of Sy. No. 210 of Rampally Village, Keesara Mandal, Medchal-Malkajiri District by way of registered sale deed bearing document no. 4703/2016, dated 25-07-2016 registered at SRO, Keesara and Patta Passbook no. T06070140976 issued by MRO, Keesara, Medchal-Malkajiri District. The LESSEE has requested the LESSOR to grant on lease of open land and the LESSOR agreed to give on lease on the terms and conditions specified as hereunder:

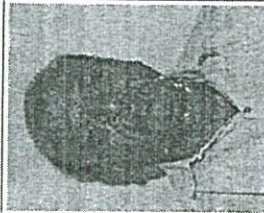
B. Know all men by these presents that in pursuance of the rent hereby reserved and the covenants agreed specified hereunder the LESSOR doth hereby grant and the LESSEE doth hereby taken on lease of open land admeasuring Ac.0-10 gts., forming a part of Sy. No. 210 of Rampally Village, Keesara Mandal, Medchal-Malkajiri District and 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. 11,112/- (Rupees Eleven Thousand One Hundred and Twelve 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 has already paid an amount of Rs. 66,667/- (Rupees Sixty Six Thousand Six Hundred and Sixty Seven 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 six (6) years commencing from 20th day of March, 2023, with a rent free period for 10 days and the rent commencement from 1st April 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 enhance the rent by 5% at the end of every year on the then existing rent.
8. The LESSOR shall pay the property taxes pertaining to the leased premises.

R. Acharya



E-KYC Details as received from UIDAI:			
S. No.	Aadhaar Details	Address	Photo
1	Aadhaar No: XXXXXXXXXX5088 Minish Nalin Parikh	Minish Nalin Parikh, Address: S/O Nalin O Parikh, 1-3-1/1/3 Flat No 101 1st floor, Parikh Chambers Kavadiguda, NA, Hyderabad, INDIA	
2	Aadhaar No: XXXXXXXXXX2051 Rajput Archana Singh	Rajput Archana Singh, Address: C/O: Rajput Rajender Singh, LIGH-464, APHB Colony, NA, Medchal- malkajiri, INDIA	
	Aadhaar No: XXXXXXXXXX8319 Nalla Ramesh	Nalla Ramesh, Address: NA, 5-2- 200/T1, NA, NA, Hyderabad, INDIA	
4	Aadhaar No: XXXXXXXXXX2242 Pochampally Raghu	Pochampally Raghu, Address: S/O Pochampally Anjaiah, 2-2-1163/A/1, New Nallakunta, NA, Hyderabad, INDIA	



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DESCRIPTION OF THE LEASED PREMISES

All that open land admeasuring Ac.0-10 gts., forming part of Sy. No. 210 of Rampally Village, Keesara Mandal, Medchal-Malkajgiri District and bounded by

North By : Neighbours Land
South By : Neighbours Land
East By : Owners land Ac. 0-33 Gts
West By : Land belonging to Gattu Bhagylaxmi

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

WITNESSES:

1. *N. I. Rana*

2. *P. Raghava*

R. Aschana

LESSEE



P. N. Rana

LESSOR

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

In the form of								
Descripti on of Fee/Duty	Stamp Paper	Challan u/S 41 of Is Act	E- challan	Cash	T-App	Stamp duty u/S 16 of Is Act	DD/BC/P ay Order	Total
Stamp Duty	0.00	0	1335	0	0	0.00	0	1335
Transfer Duty	0	0	0	0	0	0	0	0
Reg Fee	0	0	134	0	0	0	0	134
User Charges	0	0	0	0	0	0	0	0
PPB Charges	0	0	0	0	0	0	0	0
Mutation Charges	0	0	0	0	0	0	0	0
Haritha Mandi	0	0	50	0	0	0	0	50
Total	0.00	0	1519	0	0	0.00	0	1519

Total Deficit amount for document is Rs. 0/-.

Rs. 1335 towards Stamp Duty including T.D Under Section 41 of I.S Act, 1899 and Rs 134/- towards Registration Fees on the chargeable value of Rs 133500/- was Paid by the party through E-Challan/BC/Pay Order No. REG2300604556 dated 08-08-2023 of SBIN/.

Online Payment Details received from SBI e-PAY

(1).AMOUNT PAID Rs: 1519.00/- DATE: 08-08-2023, BANK NAME:SBIN, BRANCH NAME:; BANK REFERENCE NO: 111621306166, PAYMENT CODE: ,ATRN: 5877687344536,REMMITER NAME: MINISH NALIN PARIKH Authorized by SUMMIT SALES LLP, EXECUTANT NAME: RAJPUT ARCHANA, CLAIMAINT NAME: SUMMIT SALES LLP.

Date
11 August 2023

Signature Of Registering Officer
Keesara
Tahsildar & Joint Sub-Registrar
Keesara Mandal



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SUMMIT SALES LLP

5-4-187/3 & 4, II Floor,
Soham Mansion, M. G. Road,
Secunderabad – 500 003.
Ph. Nos. 040-66 33 5551/2/3/7

RESOLUTION

Name of Company : Summit Sales LLP
Registered office : 5-4-187/3 & 4, 2nd floor, Soham Mansion, M. G. Road, Secunderabad – 500 003.
Nature of Company : LLP (Summit Sales)
Date of meeting : 1st April 2023.

Partners present at the meeting :(1). M/s. Modi Properties Pvt. Ltd rep by Mr. Soham Modi.
(2). M/s. Modi Housing Pvt. Ltd rep by Mr. Soham Modi (3. Mrs. Tejal Modi.

ITEM: Authorisation to Execute a Lease Agreement.

A. Resolved that consent of the Designated Partners of LLP is be and hereby accorded to enter a lease agreement for the part and parcel of land admeasuring Ac: 0-10 guntas with Mrs. R. Archana, W/o. Mr. R. Rajender Singh for Sy. No: 210 (10 Gutas) situated at Ramapally Village, Keesara Mandal, Medchel-Malkajgiri District.

B. Resolved further that Shri Minish N Parik, S/o. Mr. Nalini Parkish be and are hereby authorised to execute the Lease Agreement at MRO, Keesara for the above said property in favour of M/s.Summit Sales LLP.

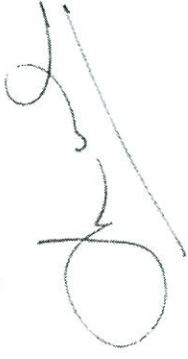
This resolution is being attested by all the Designated Partners present in the meeting as token of affirmation for the same on the date and venue of the meeting.

For Summit Sales LLP

1. M/s. Modi Properties Pvt Ltd rep by Mr. Soham Modi. :



2. M/s. Modi Housing Pvt Ltd rep by Mr. Soham Modi :



3. Mrs. Tejal Modi:



Place: Secunderabad

Date: 01-04-2023

Tahsildar & Joint Sub-Registrar
Keesara Mandal

Certificate of Registration

Registered as document no. 753 of 2023 of Book1 and assigned the identification number 1-6111-753-2023 for Scanning on 11 August 2023.


Signature Of Registering Officer
(Keesara)
P Sudhakar

Tahsildar & Joint Sub-Registrar
Keesara Mandal



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Government of Telangana
Tahsildar & Jt. Sub Registrar Office, Keesara ,Medchal-Malkajigiri

Challan No.		REG2300604556		eChallan	
Remitter Details		Lessee - Authorized Person			
Name	MINISH NALIN PARIKH Authorized by SUMMIT SALES LLP				
Address	5-4-187/3 AND 4, 2 FLOOR, SOHAM MANSION, M G ROAD, SECUNDERABAD, Hyderabad, Telangana, 500003				
Aadhaar No.	xxxxxxx5088				
Mobile No.	9515546784				
Details of the Amounts Remitted (in INR)					
Stamp Duty	1335				
Transfer Duty	0				
Registration Fee	134				
Mutation Charges	0				
PPB Charges (Including Courier Charges)	0				
Haritha Nidhi	50				
Total Amount	1519				
In Words Rupees	ONE THOUSAND FIVE HUNDRED NINETEEN RUPEES ONLY				
Amount paid By	Lessee - Authorized Person				
Party Details					
S.No	Party Type	Name	Address		
1	Lessor Name	RAJPUT ARCHANA	LIG 464, HOUSING BOARD COLONY, MOULA-ALI, Hyderabad, Telangana, 500040		
2	Lessee - Authorized Person Name	MINISH NALIN PARIKH Authorized by SUMMIT SALES LLP	5-4-187/3 AND 4, 2 FLOOR, SOHAM MANSION, M G ROAD, SECUNDERABAD, Hyderabad, Telangana, 500003		
Document Information					
Property Details as per Dharani: Village, Mandal & District					
Rampalle, Keesara, Medchal-Malkajigiri					
Passbook Number of Lessor/s					
T06070140976					
Passbook Number of Lessee/s					
Document Nature					
LEASE					
Transaction Type					
Registration					

Tahsildar & Jt. Sub Registrar Office,
Keesara ,Medchal-Malkajigiri

Book1,CS No. 2300583192 & Doct No 753 / 2023 Sheet 5 of 8 Tahsildar & JT Sub Registrar
Keesara

Tahsildar & Joint Sub-Registrar
Keesara Mandal



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Government of Telangana
Tahsildar & Jt. Sub Registrar Office, Keesara ,Medchal-Malkajigiri

Transaction Summary										
Application No. : 2300583192										
Party Details										
S. No.	Party Type	PPB No.	Aadhaar Number	Name	Father's / Husband's Name	Social Status	Gender	Occupation	Form 60 / Form 61 / PAN No.	Address
1	Lessor	T06070140976	xxxxxxx2051	RAJPUT ARCHANA	R RAJENDER SINGH	General	Male	House Wife	Form 60	LIG-484, HOUSING BOARD COLONY, MOULA-ALI, Hyderabad, Telangana, 500040
2	Lessee - Authorized Person		xxxxxxx5088	SUMMIT SALES LLP (CIN/ Firm/ Society/Trust No. - AAC-3606) Represented by MINISH NALIN PARIKH	--	--	--			5-4-187/3 AND 4, 2 FLOOR, SOHAM MANSION, M G ROAD, SECUNDERBAD, Hyderabad, Telangana, 500003
Details of Land Transferred										
Type of Transaction : LEASE (LEASE DEED)										
District : Medchal-Malkajigiri Mandal : Keesara Village : Rampalle										
S.No.	Survey No.	Khatia No.	Extent Transferred (Ac.Gts)	Average Annual Rent (in INR)	Market Value (in INR)					
	210/63/9	2626	0.1000		765319					
Lease Details										
1	With Effective From(dd/mm/yyyy)	Period of Lease (In Months)	Value of Improvements (INR)	Other Charges By Lessee (INR)	Fine / Premium (INR)	Advance Type	Advance Amount (INR)			
	01/04/2023	72	0	0	0	Refund Amount	66667			
Rent Details										
S.No.		Rent Amount In Rs./Month		Rent Year		Rent Month				
1		11112		6		0				

Book1,CS No. 2300583192 & Doct No 753 / 2023 Sheet 6 of 8 Tahsildar & Jt Sub Registrar

Keesara

Tahsildar & Joint Sub-Registrar
Keesara Mandal



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Stamp Duty Details	
Charge Type	Amount in INR
Stamp Duty	1335
Mutation Charges	0
PPB Charges (Including Courier Charges)	0
Transfer Duty	0
Registration Fees	134
Hariha Nidhi	50
Total Amount	Rs. 1519

Payment of Rs. 1519 /- is made through e-Challan No: REG2300604556 dated 08/08/2023.

Tahsildar & Jt. Sub Registrar Office,
Keesara ,Medchal-Malkajigiri

It appears there is some discrepancy in area of sub-divisions in 210/65/ survey number. You are advised to satisfy yourself about the area as per ground position.

Book1, CS No. 2300583192 & Doct No. 753 / 2023 — Sheet 7 of 8 Tahsildar & Jr Sub Registrar
Keesara

Tahsildar & Joint Sub-Registrar
Keesara Mandal



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భారత ప్రభుత్వం
Government of India

Rajput Archana Singh
Rajput Archana Singh
సంఖ్య: 44/DOB: 15/07/1973
FEMALE

2289 6960 2051
VID : 9134 8592 5493 1207

నా గుర్తింపు నా గుర్తింపు

భారత ప్రభుత్వం
Unique Identification Authority of India

సంఖ్య: 2081/30116/42488

To
Rajput Archana Singh
Rajput Archana Singh
C/O: Rajput Rajender Singh
LIGH-464
APMB Colony
Near JB Garden
Meerpet, Moula-Ali
Kapur
Medchal-malkajgiri Telangana - 500040
9346308922

R. Archana

భారత ప్రభుత్వం
Government of India



Nalla Ramesh
సంఖ్య: 401 002 30011801
GENDER: MALE

N. Ram
984966018

5702 2577 8319

నా గుర్తింపు నా గుర్తింపు

భారత ప్రభుత్వం
Unique Identification Authority of India

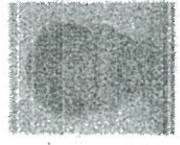
సంఖ్య: 5-2-20011, Thermala Nagar, Madala R.R. Dist.
Hyderabad, Andhra Pradesh, 500040

Address: 5-2-20011, Thermala Nagar
Moula Ali R.R. Dist. Hyderabad, Andhra
Pradesh, 500040

5702 2577 8319

నా గుర్తింపు నా గుర్తింపు

భారత ప్రభుత్వం
Government of India



Pochampally Archana
సంఖ్య: 44/DOB: 10/10/1974
GENDER: MALE

P. Archana
984966018

3909 8205 2242
VID : 9168 2430 8609 2028

నా గుర్తింపు నా గుర్తింపు

భారత ప్రభుత్వం
Unique Identification Authority of India

సంఖ్య: 5-2-20011, Thermala Nagar, Madala R.R. Dist.
Hyderabad, Andhra Pradesh, 500040

Address: S/O Pochampally Archana, 2-2-1163/A/1,
New Nallakunta, New Nallakunta,
Hyderabad, Hyderabad,
Andhra Pradesh - 500044

3909 8205 2242
VID : 9168 2430 8609 2028

నా గుర్తింపు నా గుర్తింపు

భారత ప్రభుత్వం
Government of India



Minister Nalin Parkhi
సంఖ్య: 44/DOB: 11/11/1971
GENDER: MALE

9515946784

N. Nalin

2402 1606 5088

నా గుర్తింపు నా గుర్తింపు

భారత ప్రభుత్వం
Unique Identification Authority of India

సంఖ్య: S/O నాలిన్ పార్ఖి, 1-3-11/13 ఫ్లాట్ నెంబర్ 101 1st floor,
Parkh Chambers Kavadiaguda,
Near Petrol Pump, Kavadiaguda,
Secunderabad, Hyderabad,
Andhra Pradesh, 500080

Address: S/O Nalin O Parkhi, 1
3-11/13 Flat No 101 1st floor,
Parkh Chambers Kavadiaguda
Near Petrol Pump, Kavadiaguda
Secunderabad, Hyderabad,
Gandhinagar, Telangana, 5000

2402 1606 5088

Book1, CS No. 2300583192 & Doct No. 753 / 2023 — Sheet 8 of 8 Tahsildar & JT Sub Registrar
Keesara

Tahsildar & Joint Sub-Registrar
Keesara Mandal



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Government of Telangana

Tahsildar & Jt. Sub Registrar Office, Keesara, Medchal-Malkajigiri

Slot Booking & Advisory

Dear Shri/Smt./Kumari RAJPUT ARCHANA, Shri/Smt./Kumari MINISH NALIN PARIKH Authorized by SUMMIT SALES LLP, your request for Registration is accepted. The Lessor, Lessee - Authorized Person and the Witnesses are to be present at the assigned time and location as under :

Date 11/08/2023 Time 01:15 PM Application No. 2300583192

Tahsildar & Jt. Sub Registrar Office
office address MRO Office - Keesara

List of Documents to be carried for Registration :

- PPB of Lessor
- PPB of Lessee (if available)
- Original Document to be registered
- Original eStamps e-Challan
- Form 61 / Form 60 / PAN CARD of Lessor
- Aadhaar card of the following :
 - Lessor
 - Lessee - Authorized Person
 - Witness 1
 - Witness 2

Tahsildar & Jt. Sub Registrar
Office,
Keesara, Medchal-Malkajigiri

