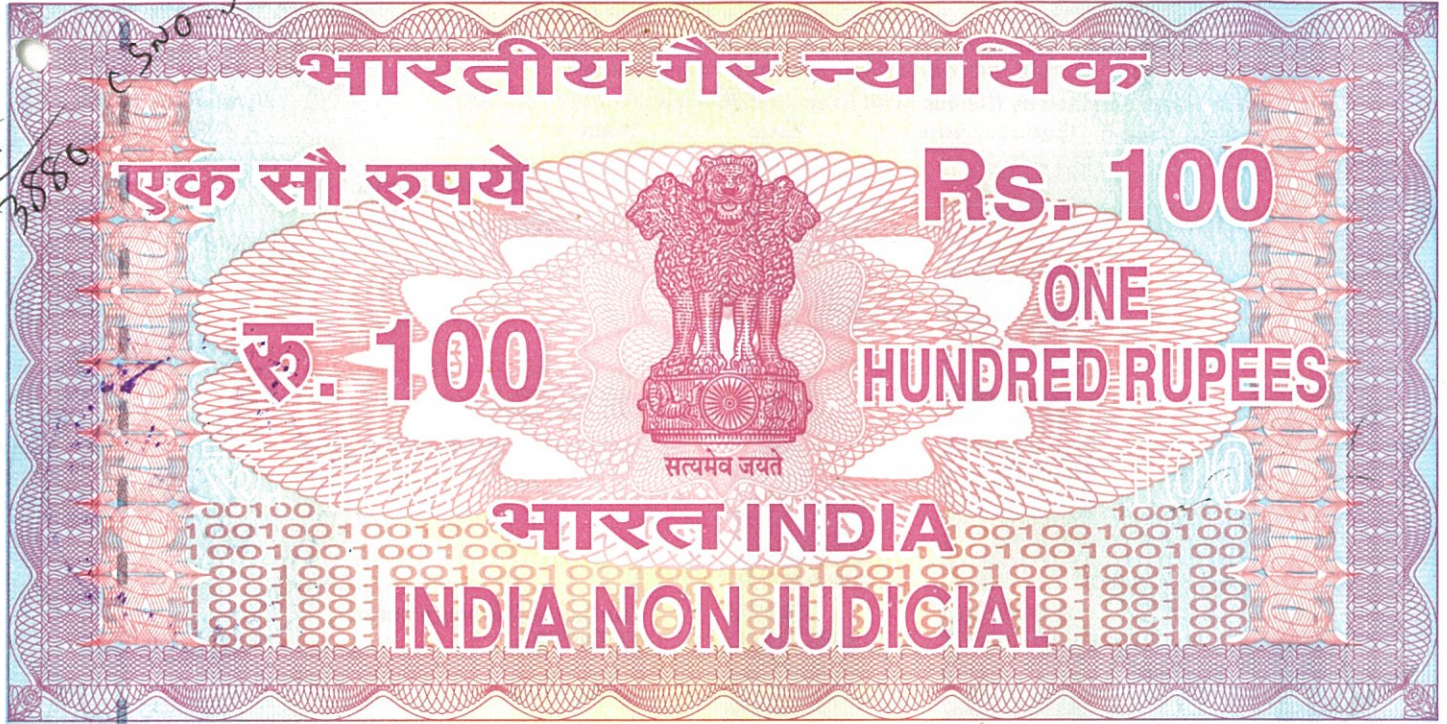


D.No. 3029/2023



తెలంగాణ తేలంగానా TELANGANA

AZ 113773
S.A.M.

Tran Id: 231010152631819738
Date: 10 OCT 2023, 03:28 PM
Purchased By:
RAMESH
S/o LATE NARSING RAO
R/o HYD
For Whom
MODI BUILDERS METHODIST COMPLEX

S. ANJAMMA
LICENSED STAMP VENDOR
Lic. No. 9/94/ R
Ren.No. 16/07/08/2021
H.NO.3-5-948/11, GANDHI
KUTEER, NARAYANAGUDA,
HYDERABAD-29
Ph 9398802862

LEASE AGREEMENT

This Lease Agreement executed on this the 11th day of October, 2023 by and between:

1. M/s. B Cubed Enterprises, a registered partnership firm having office at 93, Prashasan Nagar, Jubilee Hills, Hyderabad – 500 033, represented by its partner Mr. Suresh Bajaj S/o Late Pramanand Bajaj.
2. Shri Soham Modi, S/o. Late Shri Satish Modi, aged about 53 years, R/o. of plot no. 280, Road no. 25, Jubilee Hills, Hyderabad – 500 034.

Hereinafter jointly referred to as the Lessors and severally as Lessor no.1 and Lessor no.

In favour of

Shri Surajit Sasmal, S/o Shri Gopal Chandra Sasmal, aged about 38 years, residing at 4-1-1192, Boggulkunta, Near Adity Hospital, Tilak Road, Nampally, Hyderabad – 500 001, hereinafter referred to as the Lessee.

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

[Signature]

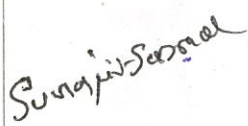
[Signature]

[Signature]

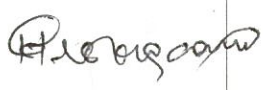
Presentation Endorsement:

Presented in the Office of the Joint SubRegistrar1, Hyderabad (R.O) along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 6400/- paid between the hours of 1 and 7 on the 28th day of OCT, 2023 by Sri Suresh Bajaj

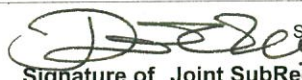
Execution admitted by (Details of all Executants/Claimants under Sec 32A):

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	LE		 SURAJIT SASMAL::28 [1607-1-2023-3117]	SURAJIT SASMAL S/O. GOPAL CHANDRA SASMAL 4-1-1192 BOGGULKUNTA NAMPALLY, HYDERABAD	
2	LR		 SOHAM MODI::28/1 [1607-1-2023-3117]	SOHAM MODI S/O. LATE SATISH MODI PLOT NO.280 ROAD NO.25 JUBILEE HILLS, HYDERABAD	
3	LR		 SURESH BAJAJ [R] [1607-1-2023-3117]	SURESH BAJAJ[R]/M/S B CUBED ENTERPRISES HYDERABAD	

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 K.PRABHAKAR REDD [1607-1-2023-3117]	K.PRABHAKAR REDDY HYDERABAD	
2		 R.SANJAY::28/10/ [1607-1-2023-3117]	R.SANJAY HYDERABAD	

28th day of October, 2023


Signature of Joint SubRegistrar1
Hyderabad (R.O)

Biometrically Authenticated by
SRO POTHUGANTI RAMADEVI
on 28-OCT-2023 13:45:56

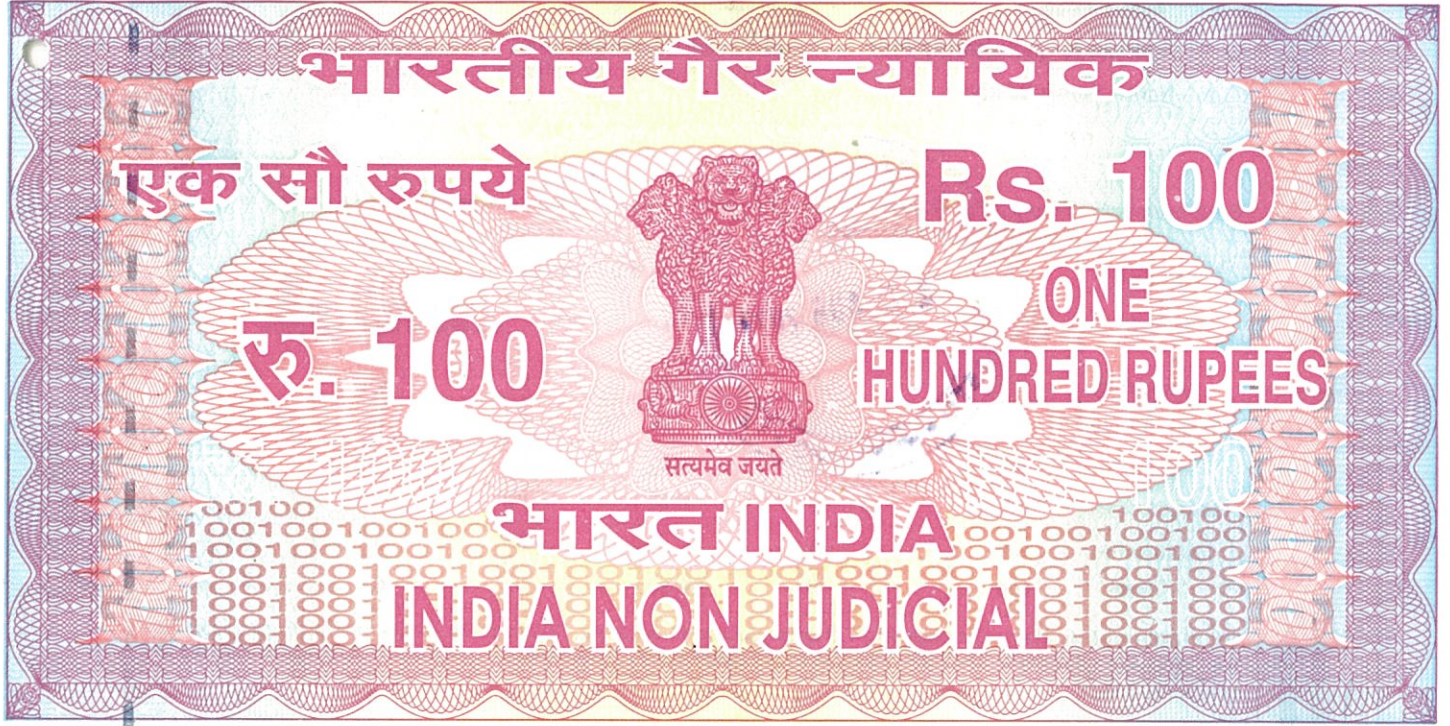
E-KYC Details as received from UIDAI:

SI No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX2928 Name: Suresh Bajaj	Khairatabad, Hyderabad, Telangana, 500034	
2	Aadhaar No: XXXXXXXX4389 Name: Soham Satish Modi	S/O Satish Modi, Khairatabad, Hyderabad, Telangana, 500034	

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Bk - 1, CS No 3117/2023 & Doct No 3029/2023. Sheet 1 of 9 Joint SubRegistrar1 Hyderabad (R.O)



తెలంగాణ తెలంగాణ TELANGANA

AZ 113780

Tran Id: 231010153037943910
Date: 10 OCT 2023, 03:31 PM
Purchased By:
SOHAM MODI
S/o LATE SATISH MODI
R/o HYD
For Whom
** SELF **

S. ANJAMMA
LICENSED STAMP VENDOR
Lic. No. 9/94/ R
Ren.No. 16/07/08/2021
H.NO.3-5-948/11, GANDHI
KUTEER, NARAYANAGUDA,
HYDERABAD-29
Ph 9398802862

1. Whereas the Lessors are the long term lease holders of the property, description of which is given in Annexure A (hereinafter referred to as the Scheduled Property) and more fully described in the schedule and the plan attached herein.
2. The Lessors became entitled to give on lease the Scheduled Property by way of registered lease deeds, details of which are given in Annexure A.
3. The Lessee has requested the Lessors to grant on lease the Scheduled Property for business use and the Lessor has agreed to give on lease on the terms and conditions specified hereunder.
4. The Lessee shall pay rent, details of which are given in Annexure A to the Lessors on or before the 7th of the month, in advance.
5. The Lessee shall pay security deposit, details of which are given in Annexure A, which shall be refunded by the Lessors 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 Lessors. The Lessee shall not be entitled to adjust the arrears of rent or other charges against the security deposit at the time of vacating the premises or at any other time.

[Signature]

[Signature]

[Signature]

E-KYC Details as received from UIDAI:

SI No	Aadhaar Details	Address:	Photo
3	Aadhaar No: XXXXXXXX6824 Name: Surajit Sasmal	S/O Gopal Chandra Sasmal, Nampally, Hyderabad, Telangana, 500001	

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	31780	0	0	0	31880
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA		6400	0	0	0	6400
User Charges	NA	0	1000	0	0	0	1000
Mutation Fee	NA	0	0	0	0	0	0
Total	100	0	39180	0	0	0	39280

Rs. 31780/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 6400/- towards Registration Fees on the chargeable value of Rs. 3121409/- was paid by the party through E-Challan/BC/Pay Order No ,416MQX261023 dated ,26-OCT-23 of ,YESB/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 39230/-, DATE: 26-OCT-23, BANK NAME: YESB, BRANCH NAME: , BANK REFERENCE NO: 8274352000722,PAYMENT MODE:NB-1001138,ATRN:8274352000722,REMITTER NAME: MR. SOHAM MODI,EXECUTANT NAME: B CUBED ENTERPRISES AND SOHAM MODI,CLAIMANT NAME: SURAJIT SASMAL).

Date:

28th day of October,2023

Signature of Registering Officer

Hyderabad (R.O)

Certificate of Registration

Registered as document no. 3029 of 2023 of Book-1 and assigned the identification number 1 - 1607 - 3029 - 2023 for Scanning on 28-OCT-23 .

Registering Officer

Hyderabad (R.O)

(P.Ramadevi)

Note: 1 Copy has been Registered
along with the original

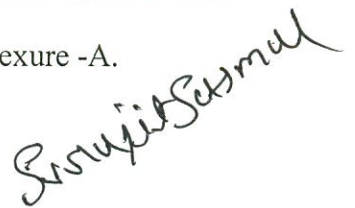
Joint Sub Registrar
R O Hyderabad

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3029/2023. Sheet 2 of 9
Joint SubRegistrar
Hyderabad (R.O)

6. The lease shall be for a period, details of which are given in Annexure A. This agreement of lease between the said Lessors and the said Lessee can be terminated by the Lessee with an advance notice, details of which are given in Annexure A. However, the Lessee shall not be entitled to terminate the lease in the middle of the English calendar month. Further, the Lessee shall not be entitled to terminate the lease for a lock-in period, details of which are given in Annexure – A.
7. The lease period or duration of lease given in Annexure – A shall commence from the Lease Commencement Date given in Annexure -A. The Lessor agrees to provide a Rent Free Period to the Lessee in order for the Lessor to complete the works in the Scheduled Property, which the Lessor and Lessee have mutually agreed to and that the rent shall commence from the Rent Commencement Date given in Annexure -A.
8. The Lessor and the Lessee hereby agree to register this lease deed within a period of 60 days from the date 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 Lessee.
9. The Lessor shall provide a separately metered electric power supply. The Lessee shall pay and bear the electricity consumption charges apart from the rent. The Lessee shall also pay the additional consumption charges that may be levied from time to time by the electricity department. However, the Lessor agrees to refund such additional consumption charges paid by the Lessee upon expiry or termination of this lease.
10. The Lessee shall pay monthly maintenance charges to the Lessor (or to any other body or Association in-charge of maintenance of the building in which the Scheduled Property is situated) towards the maintenance of common areas, common area security, water charges, etc. subject to increase from time to time. The details of monthly maintenance charges are given in Annexure -A.
11. The Lessee shall handover the Scheduled Property to the Lessor along with all fixtures and furniture provided by the Lessor in proper working condition, subject to normal wear and tear. The Lessor shall be entitled to deduct the cost of any damage to Scheduled Property from the security deposit.
12. The Lessee shall carry out all minor repairs and regular maintenance by way of colour wash etc, at its own cost.
13. The Lessee shall utilize the Scheduled Property for its business purposes only but shall not use the said portion for residential or any illegal/immoral activity.
14. The Lessee shall not sub-let any portion of the Scheduled Property or transfer the rights under the lease in favour of any third party. However, the Lessee shall be entitled to operate the businesses of its associate companies from the Scheduled Property, with prior written permission from the Lessor. The Lessor shall not unreasonably withhold such a permission.
15. The Lessee shall enhance the rent periodically as per details given in Annexure -A.



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3029/2023. Sheet 3 of 9 Joint Sub Registrar¹
Hyderabad (R.O)



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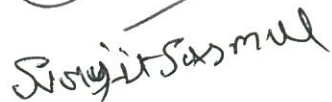
16. The Lessee shall permit the Lessor or anyone authorised by it to inspect the Scheduled Property at all reasonable hours of the day.
17. The Lessee shall be additionally liable to pay all taxes, levies, charges like GST on the rent paid to the Lessor, that are payable or shall become payable to any government or statutorily authority from time to time as applicable.
18. The Lessee shall be entitled to deduct TDS on the rent payable to the Lessor at applicable rates. However, the Lessee shall provide proof of payment of the TDS deducted within 90 days of such a deduction, failing which the Lessor shall be entitled to recover the same as arrears of rent.
19. The Lessor shall pay the property taxes pertaining to the Scheduled Property.
20. The Lessor agrees not to cause any hindrance to the Lessee in the enjoyment of the Scheduled Property provided the Lessee observes all the covenants without defaults as specified above.
21. The Lessor agrees to allow the Lessee to remove the furniture, fixtures, electrical fittings, false ceiling, air conditioning and any other such items that the Lessee may installed at its cost at the time of vacating the Scheduled Property on the expiry of the lease or on termination of the lease.
22. The Lessee shall abide by the rules and bye-laws of the Owners Association or any other body in-charge of maintenance of the commercial complex in which the Scheduled Property is situated.

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

LESSOR no. 1: 

LESSOR no. 2: 

LESSEE:


Sougat Sasmal

Witness no. 1:

Name:

Address:


Prasanna

Andarabap

Witness no. 2:

Name:

Address:


Hud'band

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3029/2023. Sheet 4 of 9 Joint SubRegistrar1
Hyderabad (R.O)



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ANNEXURE A

Sl. No.			
1.	Description and details of Scheduled Property:		
2.	Description of Scheduled Property:	Entire terrace floor consisting of RCC structure	
3.	Office/Shop/other no.	Office nos. 401 to 404	
4.	Municipal No.	5-9-189/190/ 401 to 404	
5.	Building name and address	Methodist Complex, Abids, Hyderabad.	
6.	Area of Schedule Property	9,600 sft of office space	
7.	Car parking details	Common car parking on ground and first floor.	
8.	Boundaries	East: Abids Main Road West: Brindavan Complex North: Lenin Estate South: Chiragali Lane	
9.	Details of ownership:	Lessor no. 1	Lessor no. 2
10.	Type of deed:	Lease deed for 7,200 sft of office space + 9,000 sft of terrace space	Lease deed for 2,400 sft of office space + 3,000 sft of terrace space
11.	Document date and no.:	Dated 10-10-2023	Dated 10-10-2023
12.	Registered at SRO:	Hyderabad	Hyderabad
13.	Commercial terms		
14.	Monthly rent payable by Lessee to Lessor:	Rs. 2,18,000/- (Rs.1,63,500/- to be paid to Lessor no. 1 and Rs. 54,500/- to be paid to Lessor no. 2).	
15.	Security deposit payable by Lessee to Lessor	Rs. 5,50,000/- (Rs. 4,12,500/- to be paid to Lessor no. 1 and Rs. 1,37,500/- to be paid to Lessor no. 2).	
16.	Monthly maintenance charges	Rs. 19,200/- per month	
17.	Rental enhancement	5% every year on the then existing rent.	
18.	Lease period:	5 years.	
19.	Notice period for termination of lease	Lessor and Lessee can terminate this lease with an advance notice of three months in writing. However, subject to the lock-in period mentioned herein.	
20.	Lease commencement date:	1 st October, 2023.	
21.	Rent free period:	30 days.	
22.	Rent commencement date:	1 st November, 2023	
23.	Lock-in period	3 years.	
24.	Details of Lessors		
25.	Name & address:	1. M/s. B Cubed Enterprises, O/o. 93, Prashasan Nagar, Jubilee Hills, Hyderabad – 500 033, 2. Shri Soham Modi, O/o. 5-4-187/3&4, Soham Mansion, M.G. Road Secunderabad – 500 003.	

Surajit S. S. S. S.

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3029/2023. Sheet 5 of 9 Joint SubRegistrar1
Hyderabad (R.O)



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26.	Mobile & email:	8885583001 & admin@modiproperties.com
27.	PAN no.	AAOFB0553H & ABMPM6725H
28.	GST no.	NA
29.	Details of Lessee	
30.	Name & address:	Shri Surajit Sasmal, S/o Shri Gopal Chandra Sasmal, R/o. 4-1-1192, Boggulkunta, Near Adity Hospital, Tilak Road, Nampally, Hyderabad – 500 001,
31.	Mobile & email:	9848081347
32.	PAN no.	GLBPS1670E
33.	GST no.	NA




Surajit Sasmal

Bk - 1, CS No 3117/2023 & Doct No
3029/2023. Sheet 6 of 9 Joint SubRegistrar
Hyderabad (R.O)



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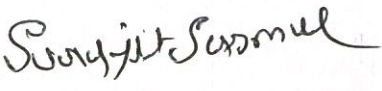


Details of the Lease Premises:

All that portion being 9,600 sq. ft. of super built up area on the fourth floor bearing Office Nos. 401 to 404 bearing municipal nos. 5-9-190/401, 5-9-190/402, 5-9-190/403 & 5-9-190/404, situated at Methodist Complex, Chirag Ali Lane, Abid Road, Hyderabad, and which is marked in the plan annexed to this lease deed and bounded on: :{PTI No. 1080514169, PTI No. 1080514170, PTIN No.1080514171 & PTIN No. 1080514172}

North	: Terrace and Driveway
South	: Open to Sky, Lobby and Chirag Ali Lane
East	: Open to Sky / Abids Main Road
West	: Open to Sky / Bridavan Complex

IN WITNESS whereof this lease deed is signed and executed by the parties in presence of the following witnesses on the date first above mentioned, at Hyderabad.

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3029/2023. Sheet 7 of 9

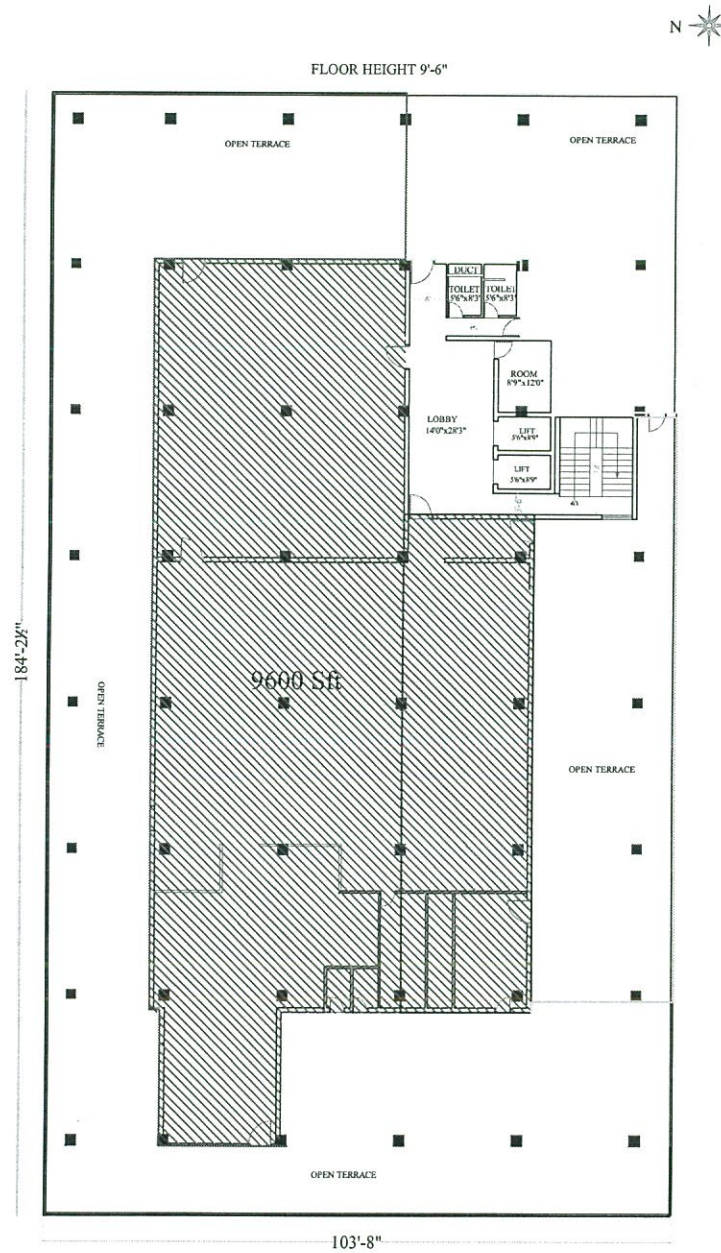
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Hyderabad (R.O)



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PLAN OF THE SCHEDULED PROPERTY



[Signature]

[Signature]
Srijit Samal

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3029/2023. Sheet 8 of 9 Joint SubRegistrar1
Hyderabad (R.O)



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भारत सरकार
GOVERNMENT OF INDIA

శోహం సతీష్ మోడి
Soham Satish Modi
పుట్టిన సం./YOB: 1969
పురుషుడు Male

3146 0727 4389

ఆధార్ - ఆధార్ - సామాన్యమానవుడి హక్కు

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా:
S/O: సతీష్ మోడి, ప్లాట్ నో-
280, రోడ్ నో-25, పెద్దమ్మ
దేవాలయం దగ్గర జబిల్ హిల్స్
ఖైరాబాద్, బంజారా హిల్స్,
హైదరాబాద్, ఆంధ్ర ప్రదేశ్, 500034

Address:
S/O: Satish Modi, plot no-280,
road no-25, near peddamma
temple jubilee hills,
Khairatabad, Banjara Hills,
Hyderabad
Andhra Pradesh, 500034

Aadhaar - Aam Aadmi ka Adhikar

భారత ప్రభుత్వం
Government of India

సురేష్ బాజ్
Suresh Bajor
పుట్టిన తేదీ / DOB : 25/05/1954
పురుషుడు / Male

2060 7206 2928

ఆధార్ - సామాన్యని హక్కు

PERMANENT ACCOUNT NUMBER
ACVPB8308D

నామ / NAME
SURESH BAJAJ

పితా వ్య నామ / FATHER'S NAME
PARMANAND BAJAJ

జన్మ తేదీ / DATE OF BIRTH
25-05-1954

రెగిస్టర్ / SIGNATURE

Chief Commissioner of Income-tax, Andhra Pradesh

భారత ప్రభుత్వం
Government of India

కండి ప్రభాకర్ రెడ్డి
Kandi Prabhakar Reddy

పుట్టిన సంవత్సరం / Year of Birth: 1974
పురుషుడు / Male

9287 6953 9204

ఆధార్ - సామాన్యని హక్కు

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]

భారత ప్రభుత్వం
GOVERNMENT OF INDIA

రామ నివాస్ సంజయ్
Ramnivas Sanjay

పుట్టిన సంవత్సరం / Year of Birth : 1983
పురుషుడు / Male

2615 0113 7598

ఆధార్ - సామాన్యని హక్కు

भारत विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా:
లేట్ రామ నివాస్
గౌ-గు-మ-1/2, శ్రీనివాస్ నగర్
వరసి గుడా, సెకండరాబాద్
హైదరాబాద్, ఆంధ్ర ప్రదేశ్, 500061

Address :
Late Ramnivas
12-10-586/1/2, Srinivas Nagar
warasi guda, Secunderabad
Hyderabad, Andhra Pradesh, 500061

1800 180 1947
http://uidai.gov.in
www.uidai.gov.in
P.O. Box No. 1947
Bengaluru-560 001

భారత ప్రభుత్వం
Government of India

సూరజిత్ శాస్త్రి
Surajit Sasmal

పుట్టిన తేదీ / DOB: 07/01/1985
పురుషుడు / Male

3717 2649 6824

ఆధార్ - సామాన్య ని హక్కు

సామాన్య సంఖ్య / Enrollment No.: 2017/91189/53879

To
Surajit Sasmal
సూరజిత్ శాస్త్రి
S/O: Gopal Chandra Sasmal
4-1-1192
Boggulkunta
Near Adithya Hospital
Tilak Road
Nampally
Hyderabad G.p, Hyderabad
Telangana - 500001
9848081347

05/08/2015



KH514000211FT

Surajit Sasmal

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3029/2023. Sheet 9 of 9
Joint Sub Registrar
Hyderabad (R.O)

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