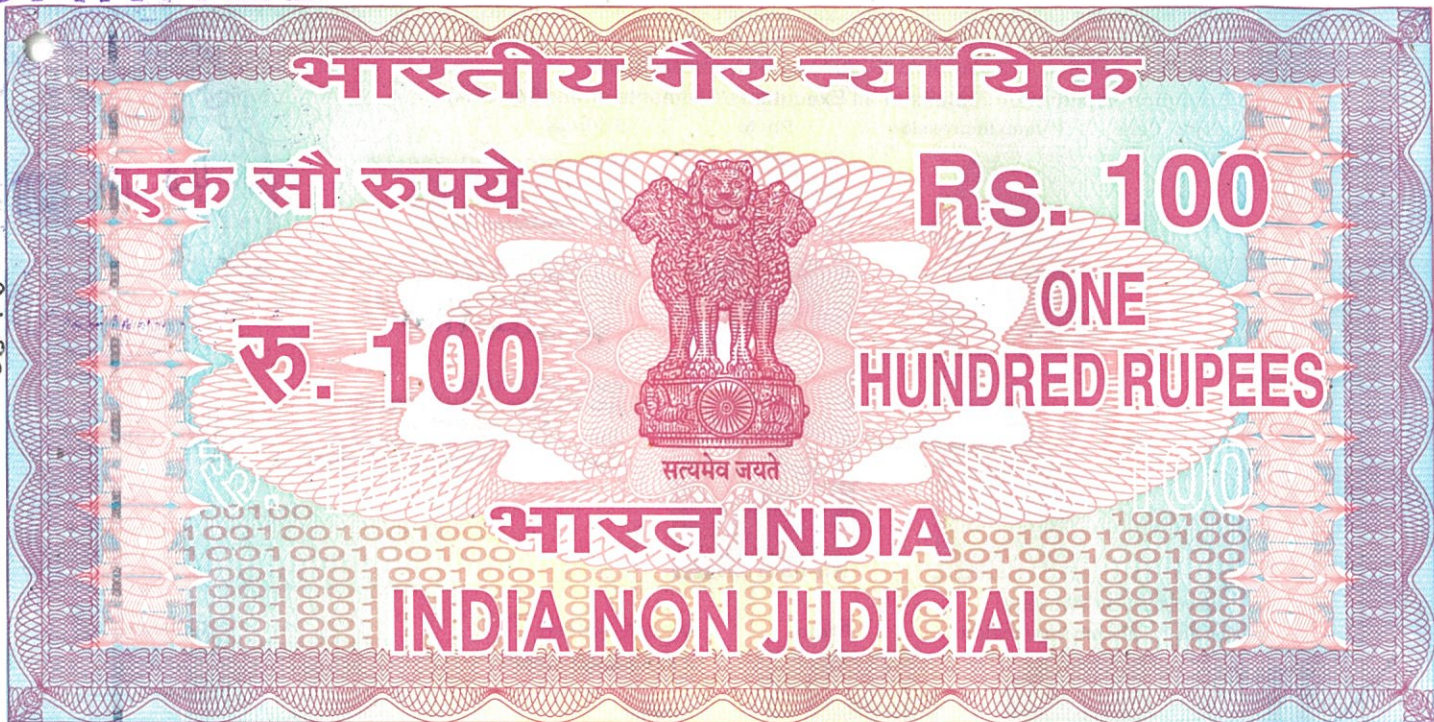


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తెలంగాణ తెలంగాణ TELANGANA

Tran Id: 230816131640089851
Date: 16 AUG 2023, 01:18 PM
Purchased By:
RAMESH
S/o LATE NARSING RAO
R/o HYD
For Whom
MODI GV VENTURES LLP

BA 747427
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 on this the 17th day of August, 2023, by and between:

Dr. Varanasi Aruna, W/o. Dr. V. Madhusudhan Prasad, aged about 53 years, Occupation: Homemaker, resident of 11-4-649/2/9, Sree Vilas, A. C. Guards, Khairtabad, Hyderabad-500 004 (Pan No. ARGPV4662E, Aadhaar No.: 7838 0703 0016), hereinafter referred to as the Lessor.

AND

M/s. Modi GV Ventures LLP (Pan No. ABUFM6980A) a Limited Liability Partnership Firm having its registered office at 5-4-187/3 & 4, II Floor, Soham Mansion, M. G. Road, Secunderabad-500 003, represented by its Designated Partner, Mr. Sachin Malve, S/o. Mr. Durgadas Malve, aged about 52 years, occupation Business 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]

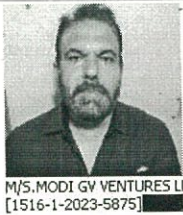
For MODI GV VENTURES LLP

[Signature]
Sachin Malve
Authorised Signatory

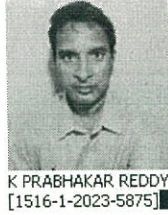
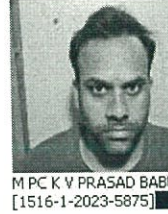
Presentation Endorsement:

Presented in the Office of the Sub Registrar, Shamirpet along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 11900/- paid between the hours of 3 and 4 on the 17th day of AUG, 2023 by Sri Varanasi Aruna

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

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	LE		 M/S. MODI GV VENTURES LLP [1516-1-2023-5875]	M/S. MODI GV VENTURES LLP REP. BY. SACHIN MALVE (DESIGNATED PARTNER) S/O. DURGADAS MALVE O/O 5-4-187/3 & 4 II FLOOR SOHAM MANSION MG ROAD, SECUNDERABAD <i>Sachin Malve</i>	<i>Sachin Malve</i> 06/08/2023 MARREDPALLY, HYD.
2	LR		 VARANASI ARUNA::17/08 [1516-1-2023-5875]	VARANASI ARUNA W/O. V MADHUSUDHAN PRASAD H.NO.11-4-649/2/9 SREE VILAS AC GUARDS KHAIRTABAD, HYDERABAD	<i>Aruna</i>

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 K PRABHAKAR REDDY [1516-1-2023-5875]	K PRABHAKAR REDDY AADHAR	<i>K Prabhakar Reddy</i>
2		 M PC K V PRASAD BABU::17/08 [1516-1-2023-5875]	M PC K V PRASAD BABU AADHAR	<i>M PC K V Prasad</i>

17th day of August, 2023

SS
Signature of Sub Registrar
Shamirpet

Biometrically Authenticated by
SRO SHESHAGIRI CHAND
on 17-AUG-2023 15:12:35

E-KYC Details as received from UIDAI:

SI No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX0016 Name: Varanasi Aruna	W/O Varanasi Madhusudhan Prasad, AC guards, Hyderabad, Andhra Pradesh, 500004	
2	Aadhaar No: XXXXXXXX8663 Name: Sachin Malve	S/O Durgadas Malve, Secunderabad, Hyderabad, Andhra Pradesh, 500003	

Bk - 1, CS No 5875/2023 & Doct No
5811/2023.
Sub Registrar
Sheet 1 of 11
Shamirpet



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BA 747421
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

1. Whereas the Lessor is the absolute owner of the property, description of which is given in Annexure-A (hereinafter referred to as the Scheduled Land).
2. The Lessor became owner of the Scheduled Land by way of registered sale deed, details of which are given in Annexure-A.
3. Whereas the Lessor has given the Scheduled Land to the Lessee for development as per terms and conditions given in the Joint Development Agreement cum General Power of Attorney (JDA) executed between them on this day. Under the said JDA the Lessee shall construct a commercial complex on the Scheduled Land, named as Vivopolis consisting of basement and stilt floor for parking and 6 upper floors. The ownership of the Office Space in the proposed commercial complex shall be divided between the Lessor and the Lessee in the ratio of 40:60 along with proportionate parking space, terrace area and undivided share of land. Accordingly, the Lessor shall become absolute owner of Office Space + proportionate parking space and terrace area along with undivided share of land as per details given in Annexure-A. The share falling to the Lessor shall be leased to the Lessee herein and the said share is hereinafter referred to as the Scheduled Property and more fully described in the schedule given herein.

For MODI GV VENTURES LLP
Sachin Mahve
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						Total
	Stamp Papers	Challan u/S 41 of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	
Stamp Duty	200	0	118140	0	0	0	118340
Transfer Duty	NA	0	0	0	0	0	11900
Reg. Fee	NA	0	11900	0	0	0	1000
User Charges	NA	0	1000	0	0	0	0
Mutation Fee	NA	0	0	0	0	0	0
Total	200	0	131040	0	0	0	131240

Rs. 118140/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 11900/- towards Registration Fees on the chargeable value of Rs. 5911556/- was paid by the party through E-Challan/BC/Pay Order No ,499HHQ160823 dated ,16-AUG-23 of ,YESB/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 131090/-, DATE: 16-AUG-23, BANK NAME: YESB, BRANCH NAME: , BANK REFERENCE NO: 9165766051522,PAYMENT MODE:NB-1001138,ATRN:9165766051522,REMITTER NAME: MRS. VARANASI ARUNA,EXECUTANT NAME: MRS. VARANASI ARUNA,CLAIMANT NAME: MODI GV VENTURES LLP).

Signature of Registering Officer
Shamirpet

Date:
17th day of August,2023

Certificate of Registration

Registered as document no. 5811 of 2023 of Book-1 and assigned the identification number 11516-5811-2023 for Scanning on 17-AUG-23.

Registering Officer
Shamirpet
(Sheshagiri Chand)

NOTE: one (1) copy has been Registered along with the original

Sub-Registrar
Shamirpet

Bk - 1, CS No 5875/2023 & Doct No 5811/2023.
Sheet 2 of 11
Sub Registrar
Shamirpet

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4. The Lessee has requested the Lessor to grant on lease the Scheduled Property for its business use and the Lessor has agreed to give on lease on the terms and conditions specified hereunder.
5. The Lessee shall pay rent, details of which are given in Annexure-A to the Lessor on or before the 10th of the succeeding month.
6. The Lessee shall pay security deposit, details of which are given in Annexure-A, which 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.
7. The details of period of lease are given in Annexure-A. This agreement of lease between the said Lessor 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.
8. 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.
9. The expenses of stamp duty and registration charges of this agreement in duplicate and all other incidental expenses shall be borne by the Lessee.
10. 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.
11. The Lessee shall maintain the Scheduled Property at its cost including common areas and the Lessee shall not be liable to pay monthly maintenance charges to the Lessor. The Lessee shall be responsible for maintenance of common areas, common area security, water charges, etc. subject to increase from time to time.
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 any illegal/immoral activity.
14. The Lessee intends to develop the Scheduled Property for the purpose of sub-leasing it to intending sub-lessees. The Lessee shall be entitled to make improvements on the Scheduled Property, however at its cost for the purposes of such a sub-lease. The Lessee shall be entitled to sub-lease the Scheduled Property to an intending sub-lessee on terms and conditions that it deems fit and proper without requiring any further consent from the Lessor. The Lessee shall be entitled to execute sub-lease of the Scheduled Property in favour of any intending sub-lessee in parts or full.



For MODI GY VENTURES LLP



Authorized Signatory

Bk - 1, CS No 5875/2023 & Doct No
5811/2023. Sheet 3 of 11 Sub Registrar
Shamirpet



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15. The Lessee shall be entitled to utilize the said property for its own business.
16. The Lessee shall be entitled to transfer its rights under this agreement to any third party, however with the consent of the Lessor. The Lessor shall not unreasonably withhold such a consent. The Lessor further agrees to execute a fresh lease agreement in favour of such a transferee on the same terms and conditions given herein for the balance period of the lease.
17. The Lessee shall enhance the rent periodically as per details given in Annexure-A.
18. The Lessee shall permit the Lessor or anyone authorised by it to inspect the Scheduled Property at all reasonable hours of the day.
19. The Lessee shall be additionally liable to pay GST on the rent paid to the Lessor.
20. The Lessee shall be entitled to deduct TDS on the rent payable to the Lessor at applicable rates.
21. The Lessor shall pay the property taxes pertaining to the Scheduled Property.
22. 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.
23. The Lessor shall be entitled to terminate this lease in case of breach of terms and conditions by the Lessee including default in payment of rent. However, the Lessor shall give a 30 days notice in writing to the Lessee to cure any such breach or default before terminating the lease.
24. 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 install at its cost at the time of vacating the Scheduled Property on the expiry of the lease or on termination of the lease.

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



LESSOR: Mrs. Varanasi Aruna.

LESSEE: M/s. Modi GV Ventures LLP
represented by its Designated Partner, Mr. Sachin Malve.

For MODI GV VENTURES LLP

Authorised Signatory

Witness no. 1:

Name:

Address:


(P. R. Reddy)
Hyderabad

Witness no. 2:

Name:

Address:

M. R. C. K. V. Prasad
(M. R. C. K. V. Prasad)
Hyderabad

Bk - 1, CS No 5875/2023 & Doct No
5811/2023. Sheet 4 of 11 Sub Registrar
Shamirpet



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ANNEXURE-A

Sl. No.		
1.	Description and details of Scheduled Property:	
2.	Description of Scheduled Land:	Land admeasuring Ac. 0-17 gts., i.e., 2,057 sq yds forming part of Sy. No. Sy. No. 228, Turkapally Village, Shamirpet Mandal, Medchal-Malkajgiri District.
3.	Details of ownership of the Lessor of the Scheduled Land:	Lessor purchased by way of sale deed no. 7452/2004, and Dharani Patta Passbook no. T06130030899 dated 19-07-2004 executed at Shamirpet SRO.
4.	Details of JDA executed with Lessee:	JDA cum GPA executed on 17 th August, 2023 for development of the commercial complex known as Vivopolis.
5.	Location	Forming part of Sy. No. Sy. No. 228, Turkapally Village, Shamirpet Mandal, Medchal-Malkajgiri District.
6.	Boundaries	East : Neighbors Land. West : 40' Road. North : Neighbors Land South : Genome Valley main road.
7.	Extent of the Scheduled Property:	Office space admeasuring 7,710 sft on the first floor. Office space admeasuring 7,710 sft on the second floor. Office space admeasuring 3,084 sft on the third floor. 7 nos. car parking on the stilt floor. 10 nos. car parking on the basement floor. 40% of terrace area. 822.8 sq yds of undivided share of the Scheduled Land.
8.	Commercial terms	
9.	Monthly rent payable by Lessee to Lessor:	Rs. 23/- per sft on office space area. Rent for parking area – Nil. Rent for terrace area – Nil. Rent for undivided share of land – nil.
10.	Security deposit payable by Lessee to Lessor	The security deposit shall be equal to 6 months of rent. The security deposit shall be payable by the Lessee to the Lessor within 30 days of receiving occupancy certificate. However, this is subject to the Lessor refunding the security deposit paid by the Lessee to the Lessor as per terms of the JDA.
11.	Monthly maintenance charges	Nil.
12.	Rental enhancement	15% every 3 years. First such increase shall be 3 years from rent commencement date. Such an enhancement shall be on the then existing rent.
13.	Lease period:	9 years.



For MODI GV VENTURES LLP


Authorised Signatory

Bk - 1, CS No 5875/2023 & Doct No
5811/2023. Sheet 5 of 11 Sub Registrar
Shamirpet



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14.	Extension of lease period:	The Lessee shall have an option to renew the lease for further period of 9 years on the same terms and conditions given herein, subject to enhancement of rental given herein. For that purpose the Lessee shall give an advance notice of 6 months to the Lessor and the Lessor shall execute a registered lease for a further period of 9 years in favour of the Lessee.
15.	Notice period for termination of lease	The Lessee can terminate this lease with an advance notice of three month in writing. However, the Lessee cannot terminate this lease during the lock-in period. The Lessor shall not be entitled to terminate this lease, unless the Lessee is in breach of terms and conditions of the lease as provided in clause 23 above.
16.	Lease commencement date:	The lease shall commence from 1 st December, 2024. However, the lease commencement date shall be advanced or delayed based on receipt of occupancy certificate after completion of development of the commercial complex. The lease shall commence from the first day of the succeeding month from receiving the occupancy certificate.
17.	Rent free period:	3 months from lease commencement date.
18.	Rent commencement date:	3 months from lease commencement date.
19.	Lock-in period	2 years from rent commencement date.
20.	Details of Lessor	
21.	Name & address:	Dr. Varanasi Aruna, W/o. Dr. V. Madhusudhan Prasad, Resident of 11-4-649/2/9, Sree Vilas, A C Guards, Khairtabad, Hyderabad – 500 004 (Aadhar No.: 783807030016).
22.	Mobile & email:	9346382563, 9949394008
23.	PAN no.	ARGPV4662E
24.	GST no.	NA
25.	Details of Lessee	
26.	Name & address:	M/s. Modi GV Ventures LLP, a Limited Liability Partnership Firm having its registered office at 5-4-187/3 & 4, II Floor, Soham Mansion, M.G. Road, Secunderabad-500 003 and represented by its Designated Partner, Mr. Sachin Malve, S/o. Mr. Durgadas Malve.
27.	Mobile & email:	040 66335556.
28.	PAN no.	ABUFM6980A
29.	GST no.	NA

LESSOR: Mrs. Varanasi Aruna.



LESSEE: M/s. Modi GV Ventures LLP
represented by its Designated Partner, Mr. Sachin Malve.

For MODI GV VENTURES LLP

Authorised Signatory

Bk - 1, CS No 5875/2023 & Doct No
5811/2023. Sheet 6 of 11

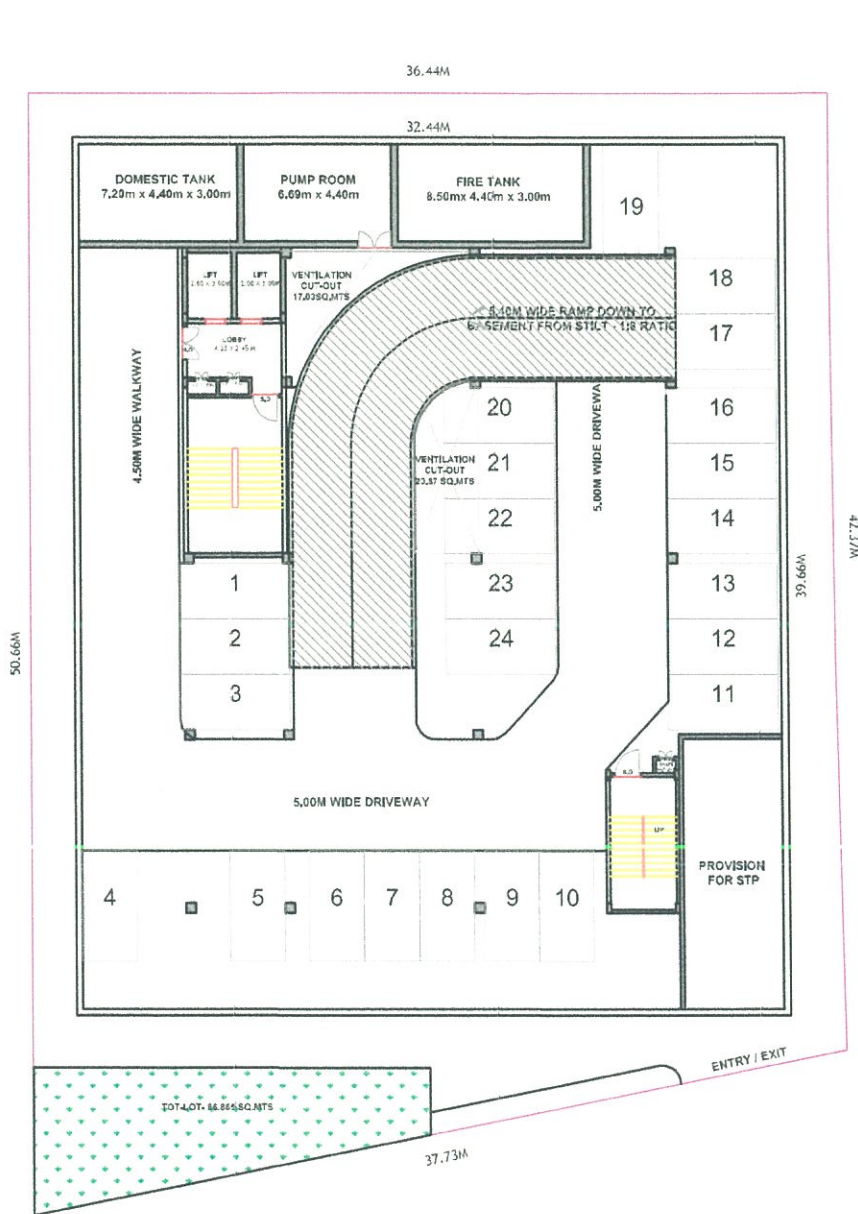
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PLAN OF THE SCHEDULED PROPERTY - BASEMENT FLOOR



Sharma

For MODIGV VENTURES LLP

Sachin Mahre
Authorised Signatory

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5811/2023.

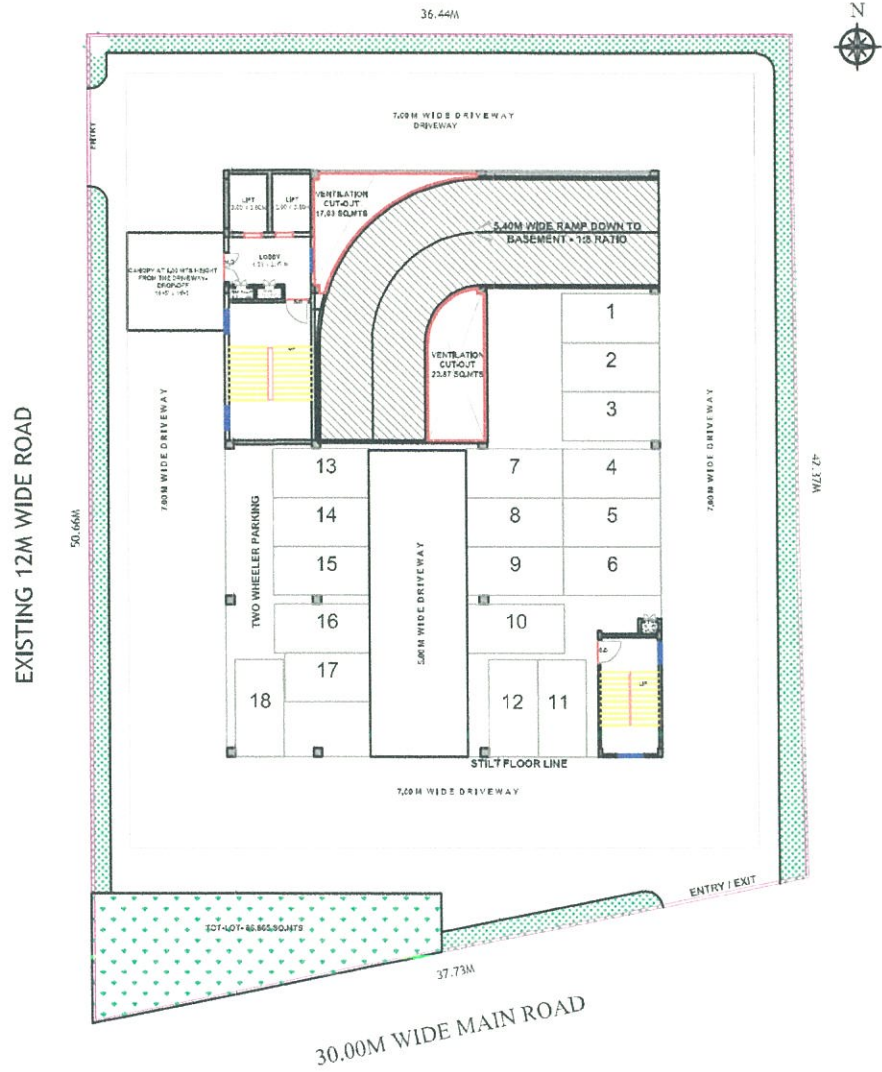
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PLAN OF THE SCHEDULED PROPERTY - STILT FLOOR



Alina

For MODI GV VENTURES LLP

Sachin Mahesh
Authorised Signatory

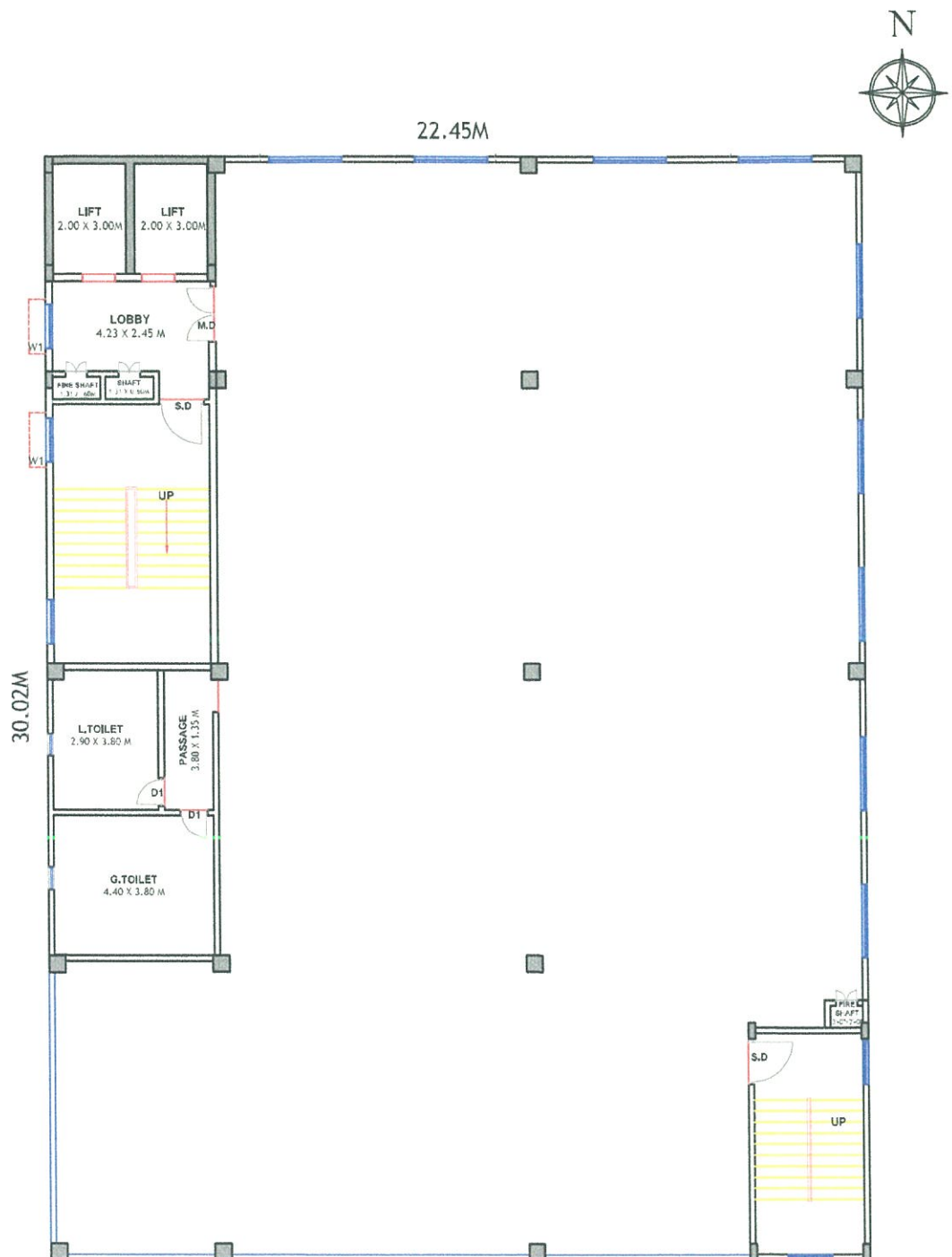
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5811/2023. Sheet 8 of 11 Sub Registrar
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PLAN SHOWING SITE ALONG WITH TYPICAL FLOOR



For MODI GV VENTURES LLP

Sachin Make
Authorised Signatory

Sharma

Bk - 1, CS No 5875/2023 & Doct No
5811/2023. Sheet 9 of 11 Sub Registrar
Shamirpet



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Government of Telangana
Tahsildar & Jt. Sub Registrar Office, Shamirpet

NALA Order

Proceedings of the Competent Authority & Tahsildar Shamirpet Mandal Medchal-Malkajigiri District

Present: T SATYANARAYANA

Proedgs. No. 2300300721

Dated: 28/04/2023

Sub.: NALA Order

Ref.:

Order:

Sri వారణాసి అరుణ ఎం వి ప్రసాద్ R/o Turkapalle, Shamirpet, Medchal-Malkajigiri has applied for conversion of agriculture land situated in Sy.No 228/4 extent 0.1700 of Turkapalle Village, Shamirpet Mandal, Medchal-Malkajigiri District for the purpose of Non- Agriculture. The request of the applicant is found to be consistent with the provisions of the Act.

Hence, the permission is hereby accorded for conversion of the Agricultural Land into Non-Agricultural purpose on the following terms and conditions:

1. The permission is issued on the request of the applicant and he is solely responsible for the contents made in the application;
2. The proposed land transfer is not in contravention of the following Laws:
 - a. The Telangana Land Reforms (Ceiling on Agricultural Holdings) Act, 1973
 - b. The Telangana Scheduled Area Land Transfer Regulation, 1959
 - c. The Telangana Assigned Lands (Prohibition of Transfers Act), 1977
3. The grant of permission can not be construed that the contents of the application are ratified or confirmed by the authorities under the Act.
4. The permission confirms that the conversion fee has been paid under the Act in respect of above Agricultural lands for the limited purpose of conversion into Non-Agricultural purpose.
5. It does not confer any right, title or ownership to the applicant over the above Agricultural Lands.
6. This permission does not preclude or restrict any authority or authorities or any person or persons or any individual or individuals Or others, collectively or severally; for initiating any action or proceedings under any law for the time being in force.
7. The conversion fee paid will not be returned or adjusted otherwise under any circumstances;;
8. The authorities are not responsible for any incidental or consequential actions or any loss occurred to any body or caused otherwise due to or arising out of such permission granted on any false declaration, claim or deposition made by the applicant.
9. The authorities reserve the right to cancel the permission if it is found that the permission is obtained by fraud, misrepresentation or by mistake of fact.

Tahsildar & Jt. Sub Registrar Office,
Tahsildar & Jt. Sub Registrar
Shamirpet Mandal

To

Sri వారణాసి అరుణ

Schedule

Sl.No.	Village Mandal & District	Sy.No.	Total extent (Sy.No. wise)	Extent for which permission granted.	Remarks
1	Turkapalle, Shamirpet & Medchal-Malkajigiri	228/4	0.1700	0.1700	

Bk - 1, CS No 5875/2023 & Doct No
5811/2023. Sheet 10 of 11 Sub Registrar
Shamirpet



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భారత విశిష్ట రక్షింపు ప్రాధికార సంస్థ
 UNIQUE IDENTIFICATION AUTHORITY OF INDIA

విరువాత: W/O వారణాసి
 మధుసూధన్ ప్రసాద్, 11-4-649/2/9,
 శ్రీ విలాస్, ఎస్ గార్డ్స్, ఎస్ గార్డ్స్,
 ఖైరతాబాద్, హైదరాబాద్, ఆంధ్ర ప్రదేశ్,
 500004

Address: W/O Varanasi
 Madhusudhan Prasad, 11-4-
 649/2/9, Sree Vilas, A C Guards,
 AC Guards, Khairatabad,
 Hyderabad, Andhra Pradesh,
 500004


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 1800 180 1947


 help@udail.gov.in


 www.udail.gov.in


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Shirley

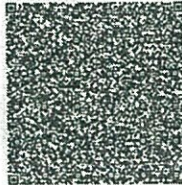
QR Code With Photograph



ભારત
Unique Identification Authority of India

અવનવા:
S/O મુલ્લાઈ માલ્વે, ૧-૭-૨૦૧૩/૩૦/સી, વરૂંદમા
ગાંધી, સેકન્ડરી, ૬ થી રોડ, સેકન્ડરી, હైદરાબાદ,
એન્ડ્રા પ્રદેશ - ૫૦૦૦૦૩

Address:
S/O Durgada Malve, I-8-215/30/C,
PARKAVENUE COLONY, secunderabad, P G
ROAD, Secunderabad, Hyderabad,
Andhra Pradesh - 500003



9554 2112 8663

VID : 9196 8038 5743 5250

 help@uidai.gov.in

 www.uidai.gov.in

Sah-Mo


ఆధార్
Unique Identification Authority of India
 చిరునామా:
 2-3-64/10/24 1వ ఫ్లోర్ కమలా నిలయం
 కమలా నిలయం ఎస్ఎంఆర్ఎస్ఎస్ నగర్
 జైవల్ నగర్, హైదరాబాద్
 అంబర్పేట్, అంబర్పేట్, హైదరాబాద్
 ఆంధ్ర ప్రదేశ్, 500013
 Address: 2-3-64/10/24
 1FLOOR KAMALA NILAYAM,
 JAISWAL COLONY,
 Amberpet, Hyderabad,
 Amberpet, Andhra Pradesh,
 500013
3287 6953 9204
 1947
 1800 300 1947
 help@uidai.gov.in
 www.uidai.gov.in

Pharag



భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ

UNIQUE IDENTIFICATION AUTHORITY OF INDIA

వినియోగదారు: శం0 శ్రీనివాసరావు,
000,
కట్టామూరు,
సత్తెనపల్లి,
గుంటూరు,
ఆంధ్ర ప్రదేశ్,
522402

Address: S/O Srinivasarao, 000,
Kattamuru, Sattenapalli, Guntur,
Andhra Pradesh, 522402



1447
1800 180 1947



help@udial.gov.in



www.udial.gov.in



హెల్ప్ లైన్: 1447,
పిన్ కోడ్: 560001

M.B.C.K.V. Prasad

Bk - 1, CS No 5875/2023 & Doct No
5811/2023. Sheet 11 of 11 Sub Registrar
Shamirpet



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