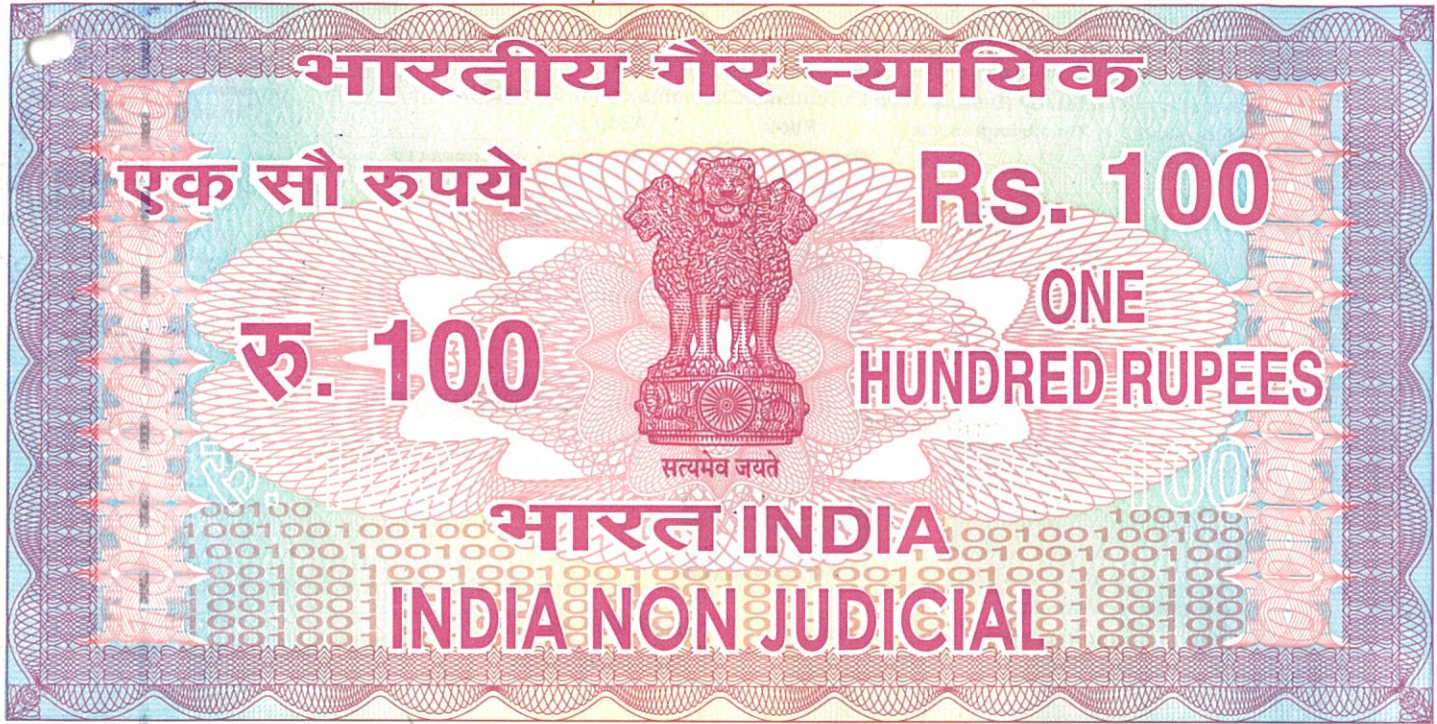




తెలంగాణ తెలంగాణ TELANGANA

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 747433
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

SUPPLEMENTARY LEASE AGREEMENT

This Supplementary Lease Agreement executed on this the 13th day of December 2023, by and between:

Mrs. 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 Aadhar No.: 7964/20230016), hereinafter referred to as the Lessor.

AND

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 (Pan No. ABUFM6980A), 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.

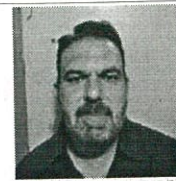
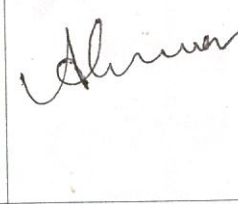
For MODI GV VENTURES LLP

Authorised Signatory

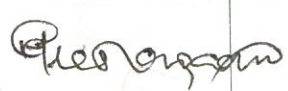
Presentation Endorsement:

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. 2000/- paid between the hours of 9 and 4 on the 13th day of DEC, 2023 by Sri Varanasi Aruna

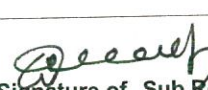
Execution admitted by (Details of all Executants/Claimants under Sec 32A):

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	LE		 M/S. MODI GV VENTURES [1516-1-2023-8066]	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	
2	LR		 VARANASI ARUNA::13/12 [1516-1-2023-8066]	VARANASI ARUNA W/O. V MADHUSUDHAN PRASAD H.NO.11-4-649/2/9 SREE VILAS AC GUARDS KHAIRATABAD, HYDERABAD	

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 K PRABHAKAR REDDY [1516-1-2023-8066]	K PRABHAKAR REDDY AADHAR	
2		 KRISHNA CH::13/12/2023. [1516-1-2023-8066]	KRISHNA CH AADHAR	

13th day of December, 2023


Signature of Sub Registrar
Shamirpet

Biometrically Authenticated by
SRO C. GODA DEVI
on 13-DEC-2023 15:30:15

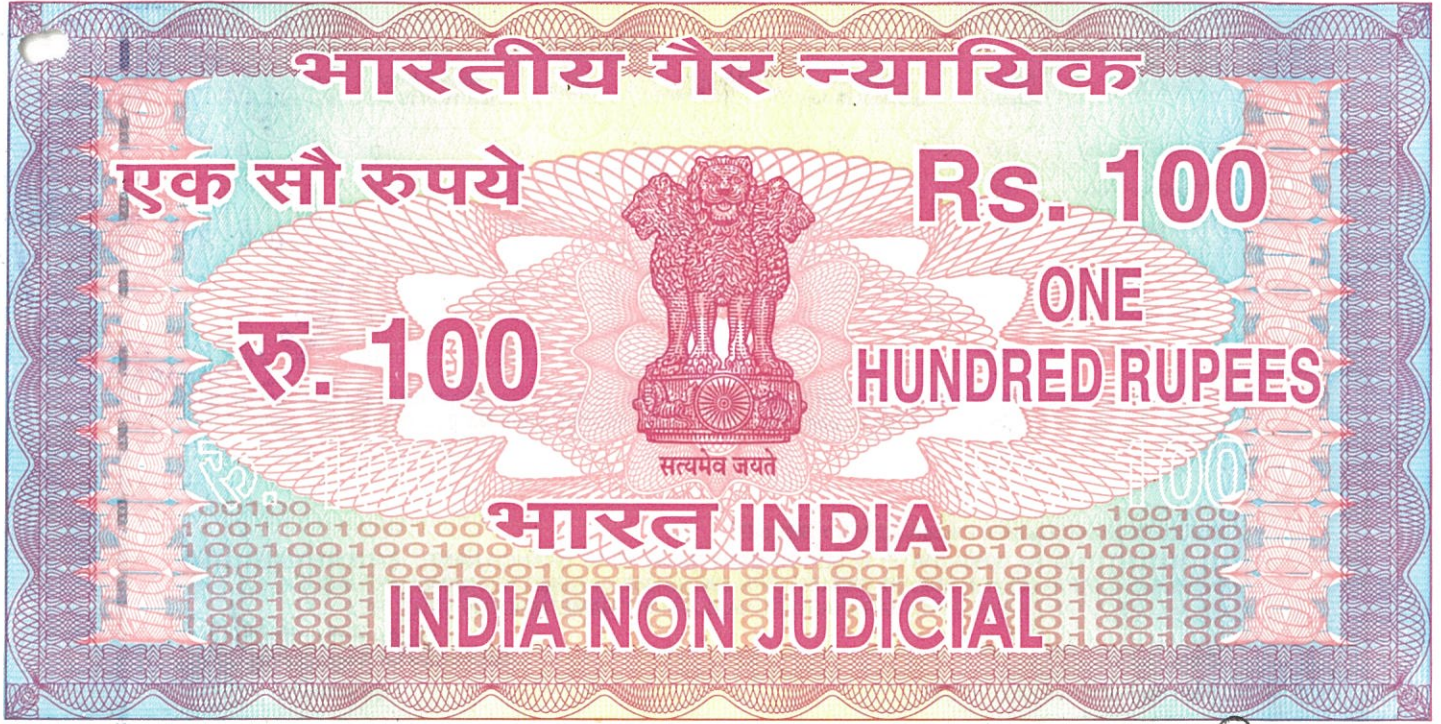
E-KYC Details as received from UIDAI:

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	

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7964/2023. Sub Registrar
Sheet 1 of 8 Shamirpet

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తెలంగాణ తెలంగాణ TELANGANA

Tran Id: 230816131640089851
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Purchased By:
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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. The Lessor has granted on lease 7,710 sft of office space on the first floor, 7,710 sft of office space on the second floor, 3,084 sft of office space on the third floor, 7 nos. of car parking on the stilt floor, 10 nos. car parking on the basement floor, 40% terrace area along with 822.8 sq yds of undivided share of land to the Lessee in the building known as Vivopolis situated at Sy. no. 228 of Turkapally, Genome Valley, Hyderabad, Telangana under S.R.O. Shamirpet by way of registered lease deed dated 17-08-2023 registered as document no. 5811/2023 at SRO Shamirpet. The said lease agreement is hereinafter referred to as the Principal Agreement.
2. Earlier Vivopolis was being developed as a structure consisting of basement, stilt and 6 upper floors. For unavoidable reasons the plans for the proposed building were altered. The Principal Agreement needs to be revised in light of the revised plans. Accordingly, this Supplementary Lease Agreement is being executed by both the parties to record the amendments to the Principal Agreement.

For MODI GV VENTURES LLP

Shirina

Satish Kumar
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	0	0	0	0	200
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	2000	0	0	0	2000
User Charges	NA	0	1000	0	0	0	1000
Mutation Fee	NA	0	0	0	0	0	0
Total	200	0	3000	0	0	0	3200

Rs. /- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 2000/- towards Registration Fees on the chargeable value of Rs. 0/- was paid by the party through E-Challan/BC/Pay Order No ,772HXA121223 dated ,12-DEC-23 of ,YESB/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 3050/-, DATE: 12-DEC-23, BANK NAME: YESB, BRANCH NAME: , BANK REFERENCE NO: 2669624852737,PAYMENT MODE:NB-1001138,ATRN:2669624852737,REMITTER NAME: MR. SACHIN MALVE,EXECUTANT NAME: MRS. VARANASI ARUNA,CLAIMANT NAME: MODI GV VENTURES LLP).

Date:

13th day of December,2023

Signature of Registering Officer
Shamirpet

Certificate of Registration

Registered as document no. 7964 of 2023 of Book-1 and assigned the identification number 1 - 1516 - 7964 - 2023 for Scanning on 13-DEC-23 .

Registering Officer

Shamirpet

(C. Goda Devi)

NOTE: One (1) Copy has been Registered along with the original

Sub-Registrar
Shamirpet

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3. The Principal Deed shall be read along with this Supplementary Lease Agreement with the following amendments to the Principal Agreement:

3.1. Clause 3 shall be substituted with:

3.1.1. '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. A Supplementary Joint Development Agreement cum General Power of Attorney, dated 13th December, 2023 was further executed between the parties to record the altered plans of the proposed building. Under the said JDAs the Lessee shall construct a commercial complex on the Scheduled Land, named as Vivopolis consisting of basement, ground floor + 4 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'.

3.2. Point no. 7 of Annexure-A shall be substituted with:

7.	Extent of the Scheduled Property:	Office space admeasuring 8,100 sft on the ground floor. Office space admeasuring 9,045 sft on the first floor. 12 nos. car parking on the basement floor. 40% of terrace area. 822.8 sq yds of undivided share of the Scheduled Land
----	-----------------------------------	--

3.3. Point no. 14 of Annexure A shall be substituted with:

14	Extent 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. After period of 18 years the lease shall be extended only on mutual consent of both the parties.
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- 3.4. The plan of the basement floor, the plan of the stilt floor and the plan of the typical floor shall be substituted by the plans attached to this agreement.



For MODI GV VENTURES LLP



Authorised Signatory

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7964/2023.

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Shamirpet



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4. All other terms and conditions mentioned in the Principal Agreement shall remain unaltered and binding on both the parties.

SCHEDULE OF THE LAND

All that portion of the land area to the extent of 2,057 sq. yds, forming a part of Sy. No. 228 of Turkapally Village, Genome Valley, Shamirpet Mandal, Medchal-Malkajgiri District Hyderabad, Telangana under S. R. O. Shamirpet and bounded by:

North	Neighbors Land
South	Genome Valley main road
East	Neighbors Land
West	40' road

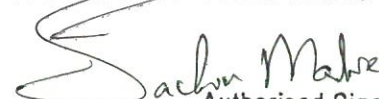
In witness whereof the Lessor and the Lessee have signed these presents on the date and at the place mentioned above.

LESSOR: Mrs. Varanasi Aruna.



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

For MODI GV VENTURES LLP


Sachin Malve
Authorised Signatory

Witness no. 1:

Name:

Address:


P. P. Reddy
Hyderabad

Witness no. 2:

Name:

Address:


Ch. Krishna
Hyderabad

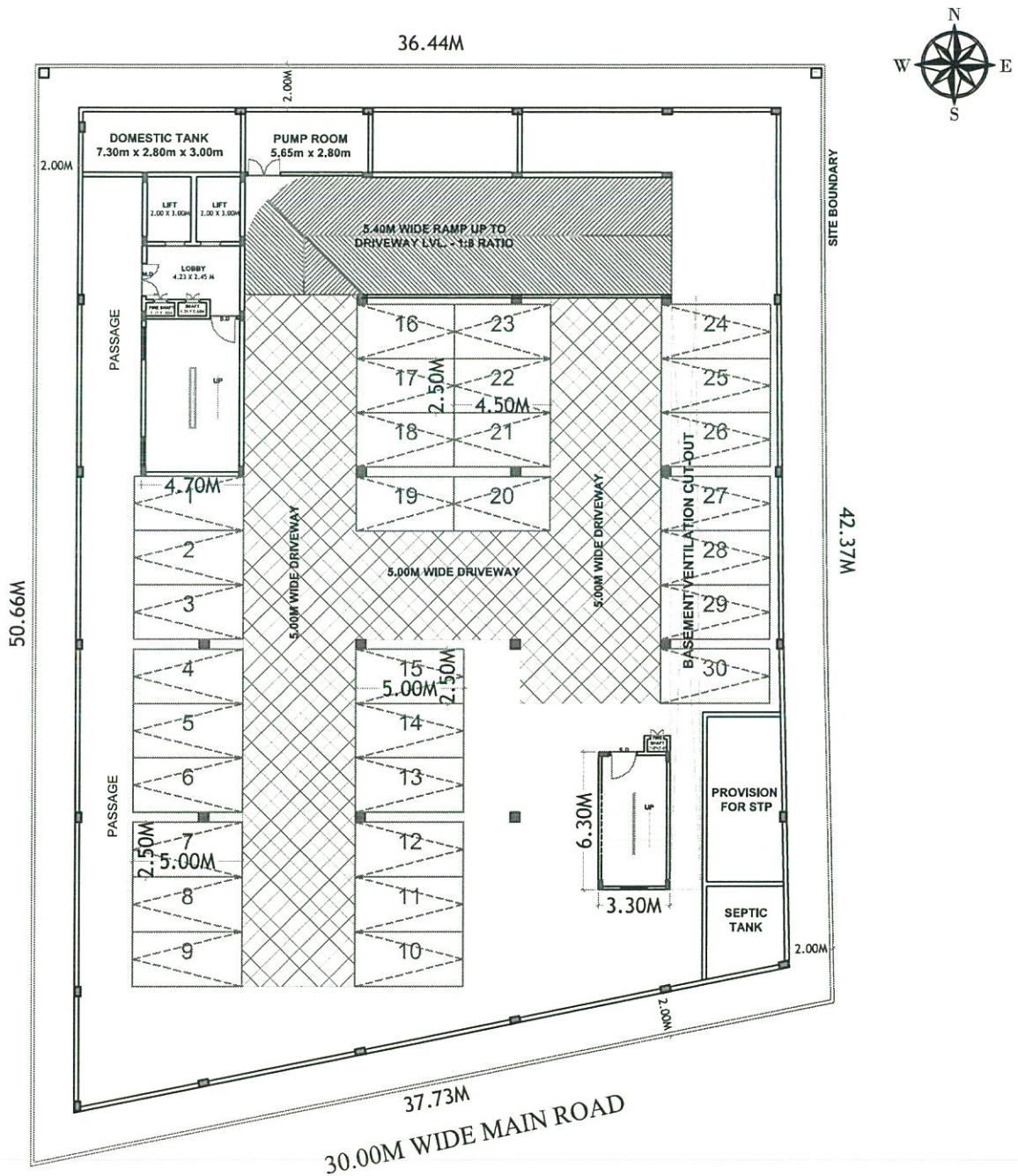
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7964/2023. Sheet 4 of 8 Sub Registrar
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Plan of the Scheduled Property - Basement Floor



BASEMENT PLAN

For MODI GV VENTURES LLP

Authorised Signatory

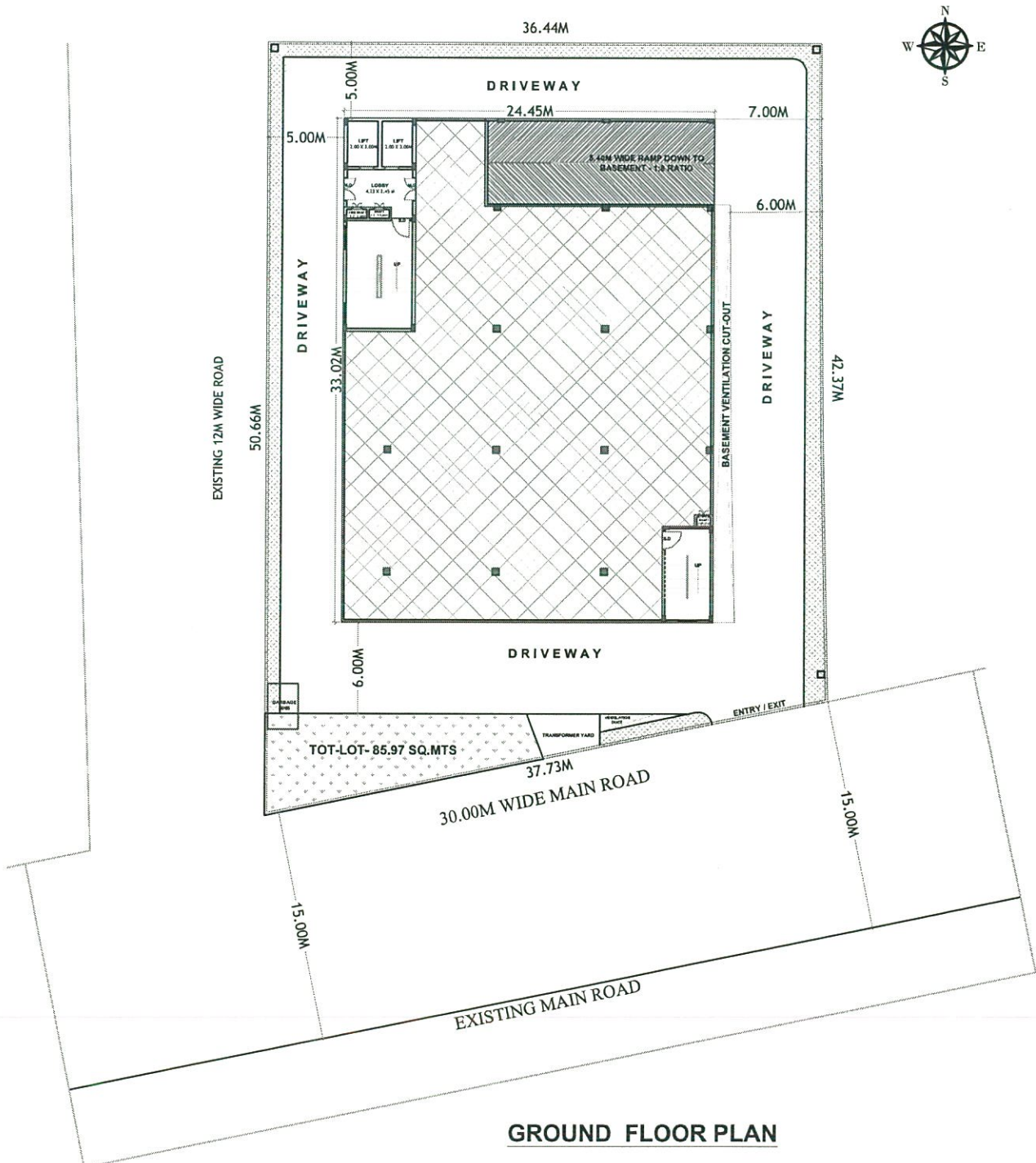
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Plan of the Scheduled Property - Ground Floor



GROUND FLOOR PLAN

For MODI GV VENTURES LLP

Signature

Signature

Authorised Signatory

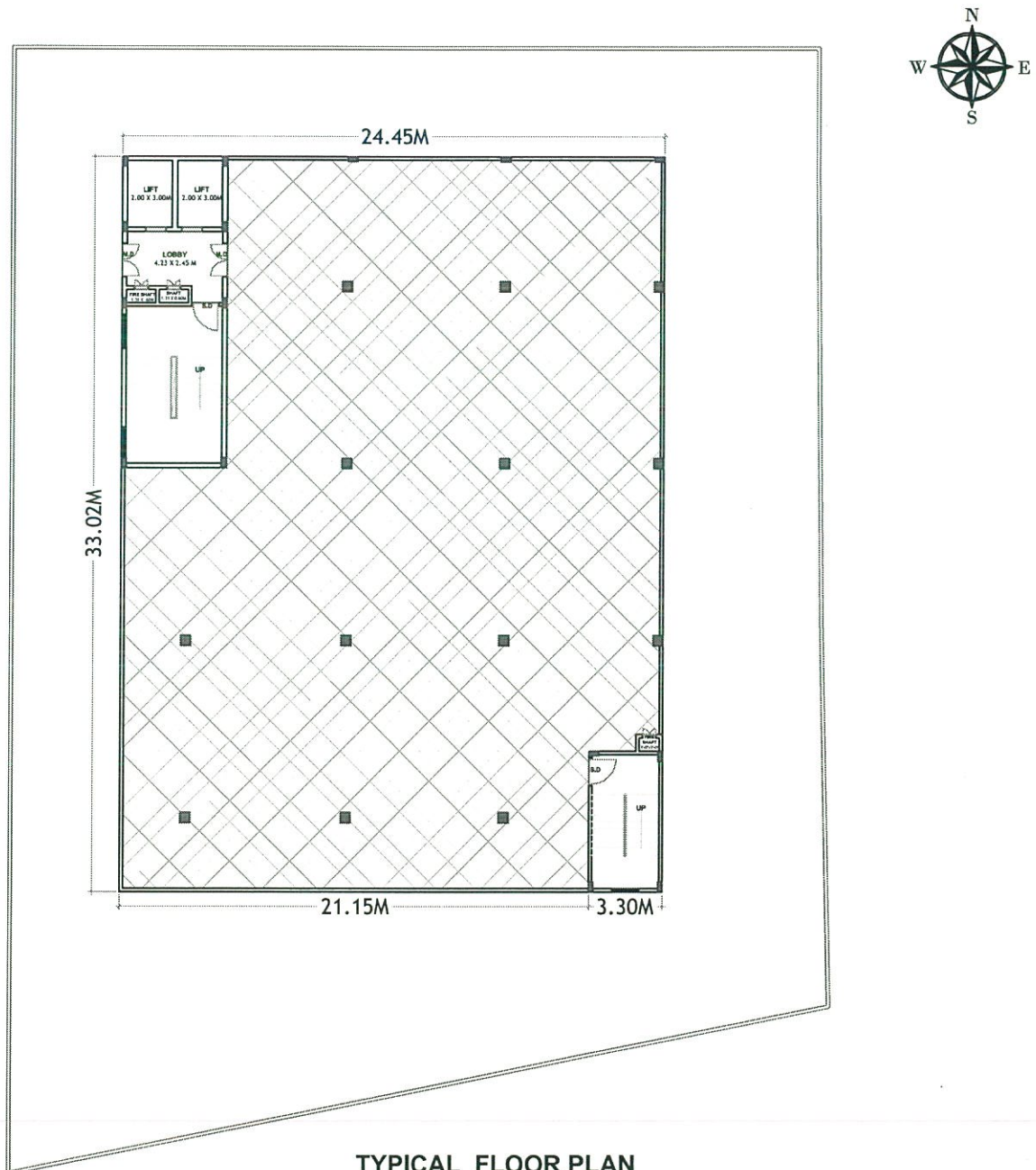
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Shamirpet



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Plan of the Scheduled Property - Typical Floor



TYPICAL FLOOR PLAN

(FIRST TO FOURTH FLOOR)

[Handwritten signature]

For MODIG VENTURES LLP

[Handwritten signature: Sachin Mahre]
Authorised Signatory

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7964/2023. Sheet 7 of 8 Sub Registrar
Shamirpet



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భారత ప్రభుత్వం
GOVERNMENT OF INDIA

వారణాసి ఆరుణ
Varanasi Aruna

పుట్టిన సంవత్సరం/Year of Birth: 1970
స్త్రీ / Female

0016

ఆధార్ - సామాన్యుని హక్కు

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: 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

1947
1800 180 1947
help@uidai.gov.in
www.uidai.gov.in
పి.ఎ. లాన్చింగ్: 1947,
హైదరాబాద్-500004

Aruna

భారత ప్రభుత్వం
Government of India

సచిన్ మాల్వే
Sachin Malve

పుట్టిన సంవత్సరం/Year of Birth: 1971
పురుషుడు / Male

8663

ఆధార్ - సామాన్యుని హక్కు

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
Unique Identification Authority of India

చిరునామా: S/O దుర్గాదాస్ మాల్వే
గ-3-203/30/స, పర్వతెనువి కాలనీ
పి జి రోడ్, సెకండరాబాద్
సెకండరాబాద్, హైదరాబాద్
ఆంధ్రప్రదేశ్, 500003

Address: S/O Durgadas
Malve, 1-8-215/30/C,
PARK AVENUE COLONY, P
G ROAD, secunderabad,
Secunderabad,
Secunderabad, Hyderabad,
Andhra Pradesh, 500003

8663

Sachin Malve

భారత ప్రభుత్వం
Government of India

కండి ప్రభాకర్ రెడ్డి
Kandi Prabhakar Reddy

పుట్టిన సంవత్సరం/Year of Birth: 1974
పురుషుడు / Male

9204

ఆధార్ - సామాన్యుని 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

Prabhakar Reddy

INDIAN UNION DRIVING LICENCE
TELANGANA STATE

8432/RRD/2001
KRISHNA CH
CH NARSAIAH
1-54
HUSSAIN SHAWALI DARGA
SHERILINGAMPALLY
SERILINGAMPALLY
RANGA REDDY - 500050

Signature
issued On: 25/06/2015
RTA RANGAREDDY

Prabhakar Reddy

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7964/2023. Sheet 8 of 8 Sub Registrar
Shamirpet



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