

Government of Telangana Registration And Stamps Department

Payment Details - Citizen Copy - Generated on 28/11/2023, 01:34 PM

SRO Name: 1606 Secunderabad

Receipt No: 2911

Receipt Date: 28/11/2023

Name: RAJESH

CS No/Doct No: 2515 / 2023

Transaction: Lease Deed

Challan No:

E-Challan No: 740Q2S231123

Chargeable Value: 38002000

DD No:

DD Dt:

Challan Dt:

E-Challan Dt: 23-NOV-23

Bank Name:

Bank Branch:

E-Challan Bank Name: SBIN

E-Challan Bank Branch:

Account Description

Amount Paid By

Cash

Challan

DD

E-Challan

Registration Fee

76100

Deficit Stamp Duty

759840

User Charges

1000

Total:

836940

In Words: RUPEES EIGHT LAKH THIRTY SIX THOUSAND NINE HUNDRED FORTY ONLY

P-120
2023
2498
2023

Prepared By: MVAMSHI

Signature by SR

SUB-REGISTRAR
SECUNDERABAD



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SCANNED

Document No.

2498/2023

17-120
Original copy



తెలంగాణ తేలంగానా TELANGANA

T. Jayanthi
BA 854251

Tran Id: 231024114640372840
Date: 24 OCT 2023, 11:48 AM
Purchased By:
RAJESH J KADAKIA
S/o LATE JAYANTILAL M KADAKIA
R/o 5-2-223, GOKUL DISTILLERY ROAD, SECUNDERABAD
For Whom
RAJESH J KADAKIA AND SHARAD J KADAKIA

TUMMALA JAYANTHI
LICENSED STAMP VENDOR
Lic. No. 1602046/2012
Ren.No. 21/2021
2-3-64/5, Opp Amberpet Police
Station, Amberpet, Hyderabad
Ph 9959177067

LEASE DEED

This deed of lease is made and executed on this the 24th day of October, Two thousand Twenty-Three By and Between:

1. Mr. Rajesh J Kadakia, S/o. Late Jayantilal M. Kadakia, aged about 57 years, R/o. H. No: 5-2-223, "Gokul", 3rd Floor, Distillery Road, Hyderbasti, Secunderabad (represented by its General Power of Attorney Holder Mr. Soham Modi, S/o. Late Satish Modi, aged about 53 years vide document no. 96/IV/2022 dated 21-08-2022 registered at SRO Secunderabad).
2. Mr. Sharad J Kadakia, S/o. Late Jayantilal M. Kadakia, aged about 55 years, R/o. H. No: 5-2-223, "Gokul", 3rd Floor, Distillery Road, Hyderbasti, Secunderabad (represented by its General Power of Attorney Holder Mr. Soham Modi, S/o. Late Satish Modi, aged about 53 years vide document no. 95/IV/2022 dated 21-08-2022 registered at SRO Secunderabad).

(hereinafter jointly referred to as "LESSOR" and severally as Lessor No. 1 & Lessor no. 2 which expression shall unless excluded by or repugnant to the subject or context be deemed to include her heirs, executors, administrators, legal representative and assigns) of the One Part.

SOHAM MODI
G.P.A. Holder of
Rajesh. J. Kadakia

SOHAM MODI
G.P.A. Holder of
Sharad. J. Kadakia

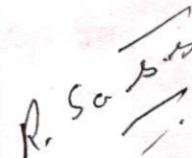
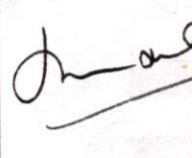
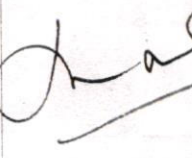


For Sonata Software Limited
R. S. S.
Authorised Signatory

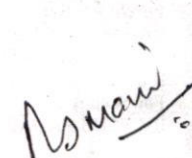
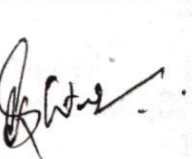
Presentation Endorsement:

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. 76100/- paid between the hours of 01 and 02 on the 28th day of NOV, 2023 by Sri Rajesh

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

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	LE		 SATHYANARAYANA R [E [1606-1-2023-2515]	SATHYANARAYANA R[R]SONATA SOFTWARE LIMITED BANGALORE, REP	
2	LR		 SOHAM MODI [R] SI [1606-1-2023-2515]	SOHAM MODI[R]SHARAD J KADAKIA 5-2-223 HYDERBASTHI, SECUNDERABAD	
3	LR		 SOHAM MODI [R] RA [1606-1-2023-2515]	SOHAM MODI[R]RAJESH J KADAKIA 5-2-223, HYDERBASTHI SECUNDERABAD	

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
2		 SUBRAMANIAN R::2 [1606-1-2023-2515]	SUBRAMANIAN R AMEERPET HYD	
1		 SAYED WASEEM AKHTAR [1606-1-2023-2515]	SAYED WASEEM AKHTAR 1701/C J M ROAD BJAPUR KARNATAKA	

Biometrically Authenticated by
SRO MOHD YOUSUF, UH RAHMAN
on 28-NOV-2023 13:36:23

28th day of November, 2023

Signature of Sub Registrar
Secunderabad

E-KYC Details as received from UIDAI:

SI No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX4389 Name: Soham Satish Modi	S/O Satish Modi, Khairatabad, Khairatabad, Hyderabad, Telangana, 500034	
2	Aadhaar No: XXXXXXXX7945 Name: R Sathyanarayana	C V RAMA RAO, Thalaghattapura, Bengaluru, Karnataka, 560109	

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తెలంగాణ తెలంగాణ TELANGANA

T. Jayanthi
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Tran Id: 231024114640372840
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Ren.No. 21/2021
2-3-64/5, Opp Amberpet Police
Station, Amberpet, Hyderabad
Ph 9959177067

AND

M/s. Sonata Software Limited, a Company duly incorporated under the Companies Act, 1956 having its office at No. 208, T.V. Industrial Estate, S. K. Ahire Marg, Worli, Mumbai-400 030 and corporate office at 193, RV Road, Basavanagudi, Bangalore-560 004, duly represented by Mr. Sathyanarayana. R, Authorised Representative of the Company hereinafter called as the "LESSEE" (which expression shall unless excluded by or repugnant to the subject or context be deemed to include its successors and/or assigns) of the Third Part.

A. WHEREAS the Lessor is the absolute owner of all that land admeasuring 3,310 square yards and superstructures thereon bearing Municipal Nos. 1-10-176, Begumpet, Secunderabad by virtue of gift deed dated 18th November, 2009 registered as document no. 1716/2009 at the SRO Secunderabad. The said gift deed was executed by Smt. Kokilaben Kadakia the natural mother of Lessor No. 1 and Lessor no. 2. Smt Kokilaben Kadakia purchased the said land (originally 4,089 square yards before road widening) by an absolute Sale Deed dated 27th February 1963 executed by Smt. Buland Akter Begum and Kushro Mahboob Ali Khan and registered as document no. 287 of 1963 in block no.1, volume no. 66 at pages 271 to 274 in the office of the Sub-registrar, Secunderabad and ever since the date of purchase she is in peaceful possession and enjoyment of the same.

SOHAM MODI
G.P.A. Holder of
Rajesh. J. Kadakia

SOHAM MODI
G.P.A. Holder of
Sharad. J. Kadakia



For Sonata Software Limited
R. S. S.
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	100	0	759840	0	0	0	759940
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	76100	0	0	0	76100
User Charges	NA	0	1000	0	0	0	1000
Mutation Fee	NA	0	0	0	0	0	0
Total	100	0	836940	0	0	0	837040

Rs. 759840/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 76100/- towards Registration Fees on the chargeable value of Rs. 38001812/- was paid by the party through E-Challan/BC/Pay Order No ,740Q2S231123 dated ,23-NOV-23 of ,SBIN/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 836990/-, DATE: 23-NOV-23, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 3711723481830,PAYMENT MODE:NEFT/RTGS-1001138,ATRN:3711723481830,REMITTER NAME: MR. R SATHYANARAYANA,EXECUTANT NAME: MR. RAJESH J KADAKIA AND SHARAD KADAKIA,CLAIMANT NAME: SONATA SOFTWARE LIMITED).

Date:

28th day of November,2023

Signature of Registering Officer
Secunderabad

CERTIFICATE OF REGISTRATION

Registered as Doct. No...2498...of 2023
(1845-SE) of Book...2...and
Assigned the Identification Number
(1606...2498-2023...for Scanning
Date...21/11/2023...

Registering Officer
Mr. Rajesh J Kadakia

**NOTE: ONE COPY HAS BEEN
REGISTERED ALONGWITH ORIGINAL**

SUB-REGISTRAR
Secunderabad

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- B. AND WHEREAS the Lessor represented that Smt. Kokilaben Kadakia has obtained all necessary sanctions and approvals from the Municipal Corporation of Hyderabad and other authorities for the construction of the commercial building on the premises bearing Municipal Nos. 1-10-176, Begumpet, Secunderabad, Telangana and accordingly constructed a commercial building on the balance land area of 3,310 square yards left after road widening known as "Greens Towers" comprising of two basements, ground + four upper floors having super built-up area admeasuring about 78,000 square feet.
- C. AND WHEREAS the Lessor has further represented that (a) all necessary permissions have been obtained for construction of the said building, (b) the Lessor has completed the construction in conformity with the building rules and bye laws and sanctioned plans, (c) the said building can be used for commercial purposes, and (d) there is no legal impediment for using the said building for carrying on business of the Lessee.
- D. AND WHEREAS the Lessee has taken on lease from Lessee the office space consisting of ground + 4 upper floors admeasuring 78,000 square feet of super built up area, the terrace floor, along with parking space in the basement floors, common areas and land appurtenant to the entire commercial building known as "Greens Towers" situated in the premises bearing Municipal Nos. 1-10-176, Begumpet, Secunderabad, Telangana for a period (10) years commencing on 1st December 2013 by way of registered lease deeds. The said lease expires on 30th November 2023. The Lessor and Lessee have agreed to renew the lease for a further period as given under.
- E. AND WHEREAS the Lessor has offered and the Lessee is desirous of taking on lease the office space consisting of ground + 4 upper floors admeasuring 78,000 square feet of super built up area, the terrace floor, along with parking space in the basement floors (45,000 sft), common areas and land appurtenant to the entire commercial building known as "Greens Towers" situated in the premises bearing Municipal Nos. 1-10-176, Begumpet, Secunderabad, Telangana hereinafter referred to as the "Demised Premises" for a further period of ten (10) years for office use only and the Parties herein have mutually agreed on the terms and conditions of lease of the Demised Premises hereinafter appearing.

NOW THIS DEED OF LEASE WITNESSETH AS FOLLOWS:

1. In consideration of the rent hereinafter reserved and of the covenants on the part of the Lessee to be performed and observed, the Lessor hereby grants on lease the Demised Premises together with the right to use and enjoy the facilities provided thereto more fully described in the Schedule hereunder written and together with all easements, rights and advantages appurtenant thereof.
 - a. The tenancy month shall be the English Calendar month.
 - b. The lease shall be for a period of ten (10) years commencing from 1st December, 2023 (hereinafter called the 'effective date') and the Lessee and the Lessor shall have an option to renew the same for a further period only on mutually agreed terms and conditions by execution and registration of a fresh Lease Deed. The Lessee and the Lessor shall exercise its option for renewal by issuing a written notice of at least 3 (three) months prior to the expiry of the period of lease indicating its intention to renew the lease. In the event the Lessee opts to renew the lease, the Lessee shall vacate and deliver peaceful vacant possession of the Demised Premises to the Lessor at the expiry of the initial period of lease stipulated in this deed simultaneously with the Lessor refunding the entire amount of interest free refundable Security Deposit subject to deductions (post receipt of approval from Lessee) of any amounts as may be legitimately due from and/or payable to the Lessee on account of any statutory payments and/or for curing any damage caused to the said Demised Premises due to the fault of the Lessee, normal wear and tear excepted.

SOHAM MODI
G.P.A. Holder of
Raiesh J. Kadakia

SOHAM MODI
G.P.A. Holder of
Rad J. Kadakia



For Sohana Software Limited
R S
Authorised Signatory

Bk - 1, CS No 2515/2023 & Doct No

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Secunderabad

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- c. The Lessee shall pay to the Lessor a sum of Rs.24,02,600/-(Rupees Twenty Four Lakhs Two Thousand Six Hundred only) from 1st December 2023, subject to an annual increase given hereunder, per month as lease rent for the Demised Premises by account payee cheque subject to deduction of tax at source as may be applicable and the Lessee shall issue to the Lessor certificate of tax deducted at source within two months from the end of every financial year. In addition to the lease rent the Lessee shall pay GST at the applicable rate on the said lease rent to the Lessor. The Lessee shall pay rent of Rs. 24,02,600/- per month to the Lessors by an account payee cheque in the name of the Lessors only as under:

In the name of Rajesh J Kadakia: Rs. 12,01,300/-

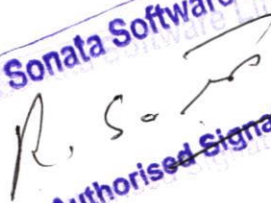
In the name of Sharad J Kadakia: Rs. 12,01,300/-

- d. The possession of the Demise Premises is deemed to be handed over to the Lessee on the date of execution of the Lease Deed. The Lessee shall not raise any objections on handing over the possession.
- e. The Lessee hereby agrees to increase the rent payable to the Lessor in respect of the Demised Premises at the rate of 6% once in everyone (1) year of the last rent paid.
- f. The Lessor and the Lessee shall have the right to terminate this lease any time in case of breach of any of the provisions of this lease by either of the parties by giving prior written notice of atleast 3 (three) months in advance of the termination date, unless the defaulting party has cured the breach before expiration of the notice period and in which case the lease shall not be terminated. However, in the event the Lessee is desirous of terminating the lease without cause before expiry of the lease period the Lessee shall give 3 months prior written notice to the Lessors.
- g. The Lessee shall, regularly pay the rent in advance on or before the 7th day of each calendar month for which it is due, subject to statutory deductions, as may be applicable from time to time, beginning and with effect from the effective date and the Lessor or her authorised representative shall give the Lessee receipts for the payment of such rents.
- h. The Lessee has agreed to pay a sum of Rs.7,20,78,000/-(Rupees Seven Crores Twenty Lakhs Seventy Eight Thousand only) on account of Interest Free Refundable Security Deposit (hereinafter referred to as the 'Security Deposit') to the Lessor. The Lessee has already paid an amount of Rs.4,02,48,000/- as security deposit to the Lessor. The Lessee shall pay the balance deposit of Rs.3,18,30,000/- to the Lessor at the time of executing this lease deed, for due performance of the contract. The Security Deposit shall not be enhanced during the lease period.
- i. The Lessor shall refund the entire amount of the Security Deposit to the Lessee simultaneously with the Lessee surrendering vacant possession of the Demised Premises on expiration of this lease or on earlier termination, as the case may be subject to deduction (post receipt of approval from Lessee) of legitimate dues payable by the Lessee to any department as a result of their use of the premises. The Lessee shall endeavour to re-instate the premises to its original condition prior to handing over physical possession of the same. The Lessee shall inform the Lessor prior to such handing over of physical possession and shall endeavour to carry out such repairs as the Lessor may suggest and the Lessee may consider reasonable except normal wear and tear.


SOHAM MODI
G.P.A. Holder of
Rajesh. J. Kadakia


SOHAM MODI
G.P.A. Holder of
Sharad. J. Kadakia




For Sonata Software Limited
Authorised Signatory



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Sub Registrar
Secunderabad

2498/2023

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- j. In the event of the Lessor failing to refund the amount paid on account of Security Deposit, the Lessee shall not be liable to pay rent thereafter but will be entitled to retain physical possession together with right to sub-let the Demised Premises to any third party till the entire amount of Security Deposit is refunded along with interest at the rate of 18% per annum from the date of termination until the entire amount is repaid in full subject to the deductions mentioned in clause 1(i).

2. The Lessee hereby covenants and represents with the Lessor as follows:

- a) To regularly pay the monthly lease rent reserved above on the due dates and in the manner stated above.
- b) To deliver back original condition of the possession of the Demised Premises to the Lessor immediately upon expiry of the term of this lease and/or on earlier termination in good and tenantable condition subject to reasonable wear and tear on condition that simultaneously the Lessor refunds the entire amount of Security Deposit after deducting the legitimate dues and towards repairs on account of damages caused to the Demised Premises by the Lessee, if any.
- c) To carry out day to day maintenance of the Demised Premises including three (3) lifts and keep the same in good and tenantable condition, carryout minor repairs of whatsoever nature as may be necessary to the Demised Premises, but, however, shall not be responsible to perform the Lessors' duties as stipulated in Clause 3 herein below.
- d) Not to store any combustible material or other articles prohibited under law in the Demised Premises and use the same only for lawful business and allied purposes as permitted under law. However, the Lessee may store the LPG cylinders and such chemicals and other materials or articles that required for the use in the cafeteria, for running of DG sets and for cleaning purposes as permitted under the law.
- e) Not to do or cause to be done anything that might affect Lessor's title over the Demised Premises including any actions or inactions, which might prejudicially affect the protection under any insurance coverage, obtained by the Lessor.
- f) The Lessee shall not alter or make structural additions and alterations that may permanently damage the demised premises and/or change the external appearance or common areas like lobbies and the parking floors in the Demised Premises or remove there from any fixtures or fittings provided by the Lessor therein without the prior written permission of the Lessor, which shall not be unreasonably withheld. Nevertheless. The Lessee may, without express permission, install any temporary partition, interior decoration and fitouts without causing any damage to the existing structure of the Demised Premises, provided however, that on the expiration or termination of this lease, the Lessee at its own cost and expense, shall remove all such temporary partitions and put the Lessor in possession of the Demised Premises in the same condition in which it is delivered to the Lessee, normal wear and tear excepted.
- g) The Lessee shall be liable to pay the charges at actual for the consumption of the power in the Demised Premises at the prevailing tariff as applicable in respect of the Demised Premises. The Lessee shall be responsible for the consequences of non-payment of consumption charges to the TSSPDCL or any statutory authority regulating the electricity supply. The Lessee shall also be liable to pay the penalty and/or additional consumption deposit as may be imposed by TSSPDCL or any other regulatory authority in the event that such penalty and/or additional consumption deposit is levied for reasons directly attributable to the usage of the power to the Demised Premises by the Lessee.

SOHAM MODI
G.P.A. Holder of
Rajesh. J. Kadakia

SOHAM MODI
G.P.A. Holder of
Sharad. J. Kadakia



For Sonata Software Limited
R. S. J. P.
Authorised Signatory

Bk - 1, CS No 2515/2023 & Doct No

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Secunderabad

2498/2023

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- h) The Lessee shall not do or suffer to be done in the Demised Premises any act, deed, matter or thing that may cause nuisance or annoyance to the Lessor or neighbours.
- i) The Lessee agrees that the Lessor shall not be responsible or liable for any theft, loss or damage or destruction of any property of the Lessee lying in the Demised Premises, nor for any bodily injury to any person during the occupancy of the Demised Premises from any cause whatsoever unless it is due to the wilful act or omission/negligence on part of the Lessor.

3. The Lessor hereby covenants with the Lessee as follows:

- a) To bear and pay and discharge all existing and future rates, taxes, charges. Assessment or outgoing whatsoever assessed, charged, imposed or payable in respect of the Demised Premises including property tax or ground rent to the appropriate authorities and comply with all the laws, rules and regulations of the Government and local authorities as required. In the event of the Lessor failing to pay the said taxes and /or any demand being raised on the Lessee in view of the Lessor's default in making the payments due to the concerned authority the Lessee may at its discretion pay the same after giving 15 (fifteen) days notice to the Lessor and deduct the same from the future rent. The Lessor shall indemnify Lessee on any losses suffered by the Lessee for non-payment of any statutory/property taxes.
- b) The Lessor has in itself leasehold title, good right, full power and absolute authority to give use of the Demised Premises to the Lessee in the manner set out herein;
- c) prior to making of this Agreement, the Lessor have disclosed to the Lessee every fact or matter known to the Lessor, which would prejudicially affect the decision of the Lessee to enter into this transaction.
- d) That the Lessee, upon paying the rent and observing and performing the several covenants and conditions on the Lessee's part herein contained shall be entitled to peaceful possession and enjoyment of the Demised Premises and all easements, rights and advantages appurtenant thereto at all times during the period of this lease without interruption by the Lessor or any person claiming under or in trust for them.
- e) The Lessee shall be entitled for erection of the antenna for Data Communication Radio Linkage or such other erections/installations at no extra cost. All expenses connected with the above erection will be borne by the Lessee only. PROVIDED HOWEVER, that the Lessee shall apply for and keep valid and subsisting all statutory permissions and sanctions as may be required for installing and running the said Data Communication Linkage from the Demised Premises.
- f) The Lessor shall allow 24 hours a day watch and ward by the Lessee including arrangement for security at the cost of the Lessee. The Lessee shall be responsible to ensure adequate security for all the equipment and Demised Premises.
- g) Subject to clause 2 (b) above, the Lessor shall allow the Lessee to erect/install any temporary partition or structure or make other temporary alterations at the Lessee's cost at no additional rent/charge in order to provide for conference rooms, cabins, workstations, etc., subject to Lessee ensuring permissible load factors on the Demised Premises without causing damage to the building.


SOHAM MODI
G.P.A. Holder of
Rajesh. J. Kadakia


SOHAM MODI
G.P.A. Holder of
Sharad. J. Kadakia




For Sonata Software Limited
Authorised Signatory

Bk - 1, CS No 2515/2023 & Doct No
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Secunderabad
2498/2023



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- h) The Lessor shall during the period of lease insure and keep comprehensively insured all equipment, fit-outs including all fittings and fixtures belonging to the Lessor and the Demised Premises against any structural damage, damage by fire, earthquake, riots and other risks at their own cost and shall always keep such policies in force be renewing the same from time to time. PROVIDED HOWEVER, that the Lessee shall insure and keep insured all its own assets, fit-outs and equipment installed in the Demised Premises.
- i) The Lessor shall upon receipt of notice from the Lessee carryout all major repairs such as may be occasioned by the deterioration or falling of a wall, ceiling, roof, water seepage on the ceiling or any part thereof at the Demised Premises within thirty days of receipt of such notice falling which Lessee may carry out the repairs and deduct the actual cost thereof from the future rent.
- j) The Lessor declares that the Demised Premises is not subject to any charges or encumbrances of any nature whatsoever. However, the Lessor shall be entitled to obtain financial assistance from the financial institutions by creating charge over the property without affecting the rights of the Lessee under this lease deed. The Lessor may be entitled to assign the rent in full or part to any third party including bank or financial institution. Upon receiving such written instructions Lessee shall pay directly to the third party as mentioned above. The Lessor agrees that they shall indemnify the Lessee against all costs/expenses and damages, in case of any proceedings, claims and demands arising out of any dispute relating to the title of the Lessor and or due to the third party charges in the Demised Premises and/or relating to possession and usage of the same.
- k) The Lessee shall be entitled to exhibit and put up their signage boards to display its Corporate Identity in the Demised Premises at its discretion at no extra payment to Lessor subject to compliance of the applicable laws. However, in the event that the Lessor objects to such placement of signage board by the Lessee, in the first instance then the Lessee will endeavour to display the same at mutually agreed place. The Lessee shall pay the necessary taxes to the local authorities for display of Hoardings/signage.

4. The Lessor represents and warrants to the Lessee as follows:

- a) That the Lessor has good marketable title in respect of the Demised Premises and is the absolute owner of the entire land whereupon the Demised Premises is situated and the Lessor has unfettered right to lease and full right, absolute power and authority to deal with the property and grant a lease of the Demised Premises upon such terms as they deem fit. In the event of there being any defect or deficiency or inadequacy in the Lessor's right to execute this lease for the commercial purpose and use by the Lessee, the Lessor undertakes to indemnify the Lessee in accordance with clause 3(g) above.
- b) That the Demised Premises has been constructed in accordance with the building plans sanctioned and approved by the concerned authorities and that the Lessor is not in breach of any statutory/municipal regulations or contractual obligations with respect to the Demised Premises. The Lessor hereby undertakes to indemnify the Lessee against all costs/ expenses and damages, losses in case of any proceedings, claims, demands and consequences arising out of any dispute relating to the title of the Lessor and / or for the violation of the building bye laws as may be applicable, if any in respect of the Demised Premises.

SOHAM MODI
G.P.A. Holder of
Rajesh. J. Kadakia

SOHAM MODI
G.P.A. Holder of
Sharad. J. Kadakia

For Sonata Software Limited
R S - R
Authorised Signatory

Bk - 1, CS No 2515/2023 & Doct No

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Sub Registrar
Secunderabad

2498/2023



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- c) That the Lessor shall obtain and keep in force adequate insurance cover to protect any loss and damage due to natural disasters, fire accident, civil commotion, riot, vandalism, storm, tempest, flood or any Inevitable accident or any other irresistible force or an act of God causing damage to the Demised Premises or any and all other assets of the Lessor Provided to the Lessee.

5. It is hereby mutually agreed as follows:

- a. The Lessee shall be entitled to permit the use of the entire or any portion of the Demised Premises to any of its subsidiaries, group companies and affiliates with written intimation along with relevant proof or declaration that they are subsidiaries, group companies and affiliates to the Lessor. The Lessee also has an option to sublet the entire or any portion of the Demised Premises to its customers with a written consent of the Lessor and Lessor shall not unreasonably withhold such request unless the Lessor has documentary proof that the customer company does not having a good commercial reputation in the market and / or such company is not in the similar line of business as that of the Lessee. The Lessee shall cause the new entity to ensure the compliance of all obligations under this Deed of Lease. Breach of any of the terms and conditions of this Lease Deed by any of the parties mentioned in this clause shall be construed as breach by the Lessee.
- b. In the event of violence due to war or civil commotion or fire accident storm, tempest, flood, earthquake or any inevitable accident or any other irresistible, force or an act of God (not being an act or omission on the part of the Lessee, its agents servants etc.) causing damage to the Demised Premises or part thereof to an extent that prohibits/prevents the lessee from occupying the premises or part thereof, the Lessor will to the satisfaction of the Lessee restore and reinstate the Demised Premises within a period of three (3) months at their cost and expense, and during which time the rent or proportionate part thereof shall remain suspended until the Demised Premises is restored and reinstated and made ready for use and occupation of the Lessee provided always that if the Demised Premises is not restored and reinstated and made ready for use and occupation within a period of three (3) months or any extension thereof from the date of the happening of any of the aforesaid events the Lessee shall be a liberty without prejudice to its rights under any provisions of this lease to terminate the lease by giving thirty (30) days notice in writing and thereupon this lease shall stand terminated without prejudice to any claim by either party against the other in respect of any breach of the terms and conditions of this lease deed save and except the refund of the entire amount of security deposit by the Lessor to the Lessee. However, the Lessor shall not be liable, in any manner whatsoever to the Lessee for any damage suffered by or occasioned to the property and person of the Lessee or its employees or other personnel arising out of any natural disasters.
- c. It shall be a default of this lease if the Lessee fails or neglects to pay the rent for any three consecutive months whether demanded or not or materially violates any of the terms provided herein and the Lessor may issue a notice thereof to the Lessee. If any such default continues unabated for one month after notice thereof by the Lessor to the Lessee, the Lessor will be entitled to terminate this lease, notwithstanding the fact that the contractual period (that is the term) of this lease has not expired. Thereafter, the Lessee shall vacate the Demised Premises and delivers the peaceful vacant possession to the Lessor subject to the Lessor refunding the Security Deposit subject to deduction of legitimate dues, if any. Upon handing over of physical vacant possession as contemplated above, the Lessee shall have no further responsibility for payment of rent except for amounts due and payable prior to the date of termination by the Lessor.

SOHAM MODI
G.P.A. Holder of
Rajesh J. Kadakia

SOHAM MODI
G.P.A. Holder of

For Sonata Software Limited
R S C
Authorized Signatory



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2498/2023
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Secunderabad

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- d. The parties agree that it is compulsory to register the Lease under the Registration Act, 1908. However, the expenses towards stamp duty and registration fee etc, in respect of registration of lease deed are to be borne by the Lessee. The parties to this deed shall each bear their respective legal, consultant or other costs incurred in respect of the drafting, negotiation execution and registration of this Deed.
- e. The Parties shall co-operate with each other for obtaining necessary approval, if any, from the Government or from any other authorities under Central or State Government, In respect of any matter related to these presents.
- f. The Lessee shall permit the Lessor or its authorized agents to enter upon the Demised Premises for inspection and carrying out repairs at reasonable business hours of operation in the day with prior written intimation and consent of 2 days of the lessee and such inspection and repair, if any should be in the presence of a representative of the Lessee.
- g. In the event the Lessor wants to sell or otherwise dispose of or encumber its interest and or to create charge, lien by way of mortgage in respect of the Demised Premises in whole or in parts in any manner whatsoever, the Lessor covenants to obtain an unconditional written acknowledgment from the transferee/ mortgagee/ charge, as the case may be, to be bound by the terms and conditions of this lease deed. The Lessor agrees and confirms that in the event of any such intention to sell etc., they shall intimate in writing to the Lessee about such intention. The Lessor shall ensure that the new arrangement or encumbrance is not prejudicial to the interest and rights of the Lessee in any form or manner. The Lessor shall ensure that the rights of the Lessee under this lease deed are not adversely affected or curtailed by virtue of any such transfer.
- h. This lease deed is executed in two sets. The Original to be retained by the Lessee and the duplicate to be retained by the Lessor.
- i. Any notice required to be served upon the Lessee shall be sufficiently served and given if delivered to it by Registered Post with A.D. or left at the address first given above and at the Demised Premises or last known address intimated to Lessor dully acknowledged by the Lessee. Any notice that may be required to be served upon the Lessor shall be sufficiently served and given if delivered by Registered Post with A.D or left at the address first given above or last known address intimated to Lessee and duly acknowledged by the Lessor.
- j. In the event of any dispute or differences between the parties relating to this Deed the same shall be referred to two arbitrators each to be appointed by the Lessor and the Lessee respectively who on their entering upon reference shall appoint an Umpire and the decision of the Umpire shall be final and binding on the parties. The arbitration shall be conducted in accordance with the Arbitration and Conciliation Act, 1996 and the venue of arbitration shall be at Hyderabad and the language to be used in the arbitration proceedings shall be English.

SOHAM MODI
G.P.A. Holder of
Rajesh. J. Kadakia

SOHAM MODI
G.P.A. Holder of
Sharad. J. Kadakia



For Sonata Software Limited
Authorised Signatory

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Secunderabad



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- k. Any modification or variation of any of the terms and conditions set forth herein shall not be valid unless incorporated as an amendment of this lease deed and signed by the duly authorized representatives of the Parties.
- l. The lease shall be subject to the jurisdiction of the Courts of Hyderabad, Telangana, India.

SCHEDULE ABOVE REFERRED TO

(Demised Premises)

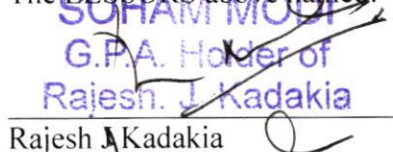
ALL THAT the office space consisting of ground + 4 upper floors admeasuring 78,000 square feet of super built up area, the terrace space, along with parking space (45,000 sft) in the basement floors, common areas and land appurtenant to the entire commercial building known as "Greens Towers" situated in the premises bearing Municipal Nos. 1-10-176, Begumpet, Secunderabad, Telangana butted and bounded, that is to say as follows:

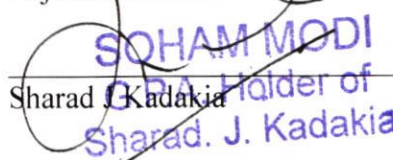
East	:	Premises belonging to Lessor;
West	:	Begumpet Main Road;
North	:	Neighbours Property;
South	:	Common passage and Neighbours property;

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their hands the day month and year first above written.

SIGNED AND DELIVERED BY

The LESSORS above named:


SOHAM MODI
G.P.A. Holder of
Rajesh. J. Kadakia
Rajesh J. Kadakia


SOHAM MODI
G.P.A. Holder of
Sharad. J. Kadakia
Sharad J. Kadakia

SIGNED AND DELIVERED by and on behalf of **SONATA SOFTWARE LIMITED** the **LESSEE** above named through its Authorised Signatory, Mr. Sathyanarayana. R, at Hyderabad in the presence of:

In the presence of :

SIGNED AND DELIVERED BY
The LESSEE above named

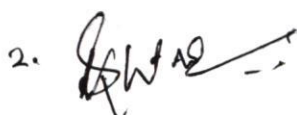
For Sonata Software Limited


Authorised Signatory



WITNESS:

1. 

2. 

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/ . Sheet 10 of 13

Sub Registrar
Secunderabad

2498/2023

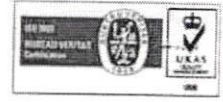


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SONATA SOFTWARE



CMMIDEV/5

**CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE
BOARD OF DIRECTORS OF SONATA SOFTWARE LIMITED HELD ON TUESDAY,
24TH JANUARY, 2023**

"RESOLVED THAT in supersession of all the prior resolutions passed in this regard, Mr. P. Srikar Reddy, Managing Director (DIN: 00001401), Mr. Samir Dhir, Whole-time Director & CEO (DIN: 03021413), Mr. Jagannathan CN, Chief Financial Officer, Mr. Roshan Shetty, Chief Revenue Officer, Ms. Mangal Kulkarni, Company Secretary, Mr. Sathyanarayana R, VP - Finance & Accounts, Mr. Navinshankar Visvanathan, Assistant Vice President - Finance & Accounts be and are hereby appointed as authorised Signatories to sign and execute agreements including lease agreements, tenders, contracts, and other related documents for and on behalf of the Company; to prepare, sign and submit returns, statements, declarations, challans, permits and any other related papers or documents before any public body or statutory authority including Telephone Department, RTO, STPI, RBI, Customs, Income Tax Department, Tribunals, Labour Courts, Commercial Tax Department, GST related filings, Pollution Control Board, Service Tax Department, SEZ Authorities etc. in respect of business operations of the Company and its branches and to appear on behalf of the Company before the relevant Statutory Authorities in respect of the matters as aforesaid and to do such acts, deeds, matters and things, as may be deemed necessary, expedient or proper for fully effectuating the purposes as aforesaid.

RESOLVED FURTHER THAT Mr. Samir Dhir, Whole-time Director & CEO (DIN: 03021413) be and are hereby severally authorised to further sub delegate any of the authority granted hereinabove to other employees/ officers as may be required.

RESOLVED FURTHER THAT the above-mentioned signatories be and hereby are required to take the necessary internal approvals and follow approved Company policies, practices, and processes before entering into any transaction.

Sonata Software Limited - SSL

1/4, APS Trust Building, Bull Temple Road, H. R. Colony, Bangalore - 560 019, India
Regd. Off: TCS, T V Industrial Estate, S. K. Ahire Marg, Worli, Mumbai - 400 030, India
Tel: +91 80 6770 1990 | Fax: +91 80 2661 0972 | CIN: L72200MH1994PLC003110

Website: www.sonata-software.com
Email: info@sonata-software.com

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Sub Registrar
Secunderabad

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SONATA SOFTWARE



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RESOLVED FURTHER THAT any Director or the Company Secretary be and are hereby severally authorised to certify the true copy of this resolution to be submitted to various authorities."

**CERTIFIED TRUE COPY
FOR SONATA SOFTWARE LIMITED**

**MANGAL KULKARNI
COMPANY SECRETARY, COMPLIANCE OFFICER & HEAD-LEGAL
ACS 11861**



Sonata Software Limited – SSL

1/4, APS Trust Building, Bull Temple Road, N. R. Colony, Bengaluru - 560 019, India
Regd. Off. 2CS, T. V Industrial Estate, S. K. Ahire Marg, Worli, Mumbai - 400 030, India
Tel: +91 80 6778 1999 | Fax: +91 80 2661 0972 | CIN: I72200MH1994PLC02110

Website: www.sonata-software.com
email: info@sonata-software.com



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Sheet 12 of 13

Sub Registrar
Secunderabad

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सोहम सतिश मोदी
Soham Satish Modi
जन्म तिथि/DOB: 1969
पुरुष/Male



4389

आधार - आधार - सामान्यमानवता है वाक्य

विवरण:
S/O: सोहम मोदी, प्लॉट नं.
280, रोड नं-25, पेदममा
क्षेत्र, जयलक्ष्मी हिल्स,
खैराबाद, बंगलौर, भारत
आंध्र प्रदेश, 500034
पिनकोड
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



र. सत्यनारायण
R Sathyaranyana
जन्म तिथि/DOB: 01/06/1965
पुरुष/Male

INSUB LINE: 1101/2012

7945

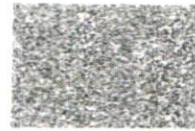
नन्ना आधार, नन्ना गुरुतु

र. सत्यनारायण
R Sathyaranyana
C V RAMA RAO,
C10 7075, EBONY BLK SOBHA FOREST VIEW APTS,
100 F.I. ROAD OFF KANAKAPURA ROAD,
BESIDE TUHALLI FOREST,
HOSAHALLI VAJRAHALLI,
VTC, Thalaghattapura, PO: Thalaghattapura,
District: Bengaluru,
State: Karnataka, PIN Code: 560109,
Mobile: 9880705846



KF533655353FI

63365535



सुब्रमण्यम ए.
Subramanian R
जन्म तिथि/DOB: 27/11/1969
पुरुष/MALE

INSUB LINE: 1101/2012

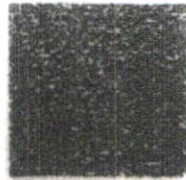
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VID : 9173 7915 8004 1172

ना आधार, ना गुरुतु

विवरण:
पुनर्वासित, रीट नं. 405, ब्लॉक
2C, दिव्याक्षी अपार्टमेंट, लाल बाग, अमरपेट,
बंगलौर, 500016

Address:
C/O: Late V Ramachandran, Flat.No.405,
Block-2C, Divyasakshi Apartment, Opp Lal
Banglow, Amrpet, Hyderabad,
Telangana - 500016



5683

VID : 9173 7915 8004 1172

1947 | help@uidai.gov.in | www.uidai.gov.in



सय्यद वसीम अख्तर
Sayed Waseem Akhtar
जन्म तिथि/DOB: 07/08/1981
पुरुष/MALE

Issue Date: 07/01/2012

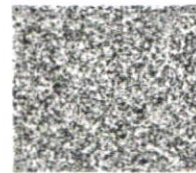
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ना आधार, ना गुरुतु

विवरण:
S/O सय्यद इब्न पशा, #1701/3, जे.एम.
रोड, बंगलौर, 586104

Address:
S/O Sayed Iqbal Pasha, #1701/3, J M ROAD,
JHANDA KATTA, Bapuri, Bapuri,
Karnataka - 586104



3465

VID : 9170 2877 1832 2205

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/ . Sheet 13 of 13 Sub Registrar
Secunderabad
2498/2023



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2498 / 2023

2498/2023

Online Challan Proforma [SRO copy]	
 Registration & Stamps Department Government of Telangana 	
Challan No: 740Q2S231123	
Bank Code : SBIN	Payment : NEFT/RTGS
Remitter Details	
Name	MR. R SATHYANARAYANA
PAN Card No	AABCS8459D
Aadhar Card No	
Mobile Number	*****561
Address	HYDERABAD
Executant Details	
Name	MR. RAJESH J KADAKIA AND SHARAD KADAKIA
Address	HYDERABAD
Claimant Details	
Name	SONATA SOFTWARE LIMITED
Address	BANGALORE
Document Nature	
Nature of Document	Lease Deed
Property Situated in(District)	HYDERABAD
SRO Name	SECUNDERABAD
Amount Details	
Stamp Duty	759840
Transfer Duty	0
Registration Fee	76100
User Charges	1000
Mutation Charges	0
Haritha Nidhi	50
TOTAL	836990
Total in Words	Eight Lakh Thirty Six Thousand Nine Hundred Ninety Rupees Only
Date(DD-MM-YYYY)	23-11-2023
Transaction Id	3711723481830
Stamp & Signature	

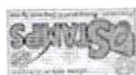
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 Registration & Stamps Department Government of Telangana 	
Challan No: 740Q2S231123	
Bank Code : SBIN	Payment : NEFT/RTGS
Remitter Details	
Name	MR. R SATHYANARAYANA
PAN Card No	AABCS8459D
Aadhar Card No	
Mobile Number	*****561
Address	HYDERABAD
Executant Details	
Name	MR. RAJESH J KADAKIA AND SHARAD KADAKIA
Address	HYDERABAD
Claimant Details	
Name	SONATA SOFTWARE LIMITED
Address	BANGALORE
Document Nature	
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Date(DD-MM-YYYY)	23-11-2023
Transaction Id	3711723481830
Stamp & Signature	

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9246165561

e-STAMPS

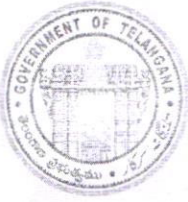
Document Registration eChallan Slip

Registration & Stamps Department
Government of Telangana



Remitter / SRO / District-Registrar Details

Name	MR. R SATHYANARAYANA
Mobile Number	9246165561
Challan Number	740Q2S231123
PassCode	UDJpm



Government of Telangana Registration And Stamps Department

Payment Details - Citizen Copy - Generated on 28/11/2023, 01:34 PM

SRO Name: 1606 Secunderabad

Receipt No: 2912

Receipt Date: 28/11/2023

Name: RAJESH
Transaction: Lease Deed
Chargeable Value: 57003000 DD No: DD Dt: Bank Name: E-Challan Bank Name: SBIN
CS No/Doct No: 2513 / 2023
Challan No: Challan Dt: E-Challan No: 478DRP231123
E-Challan Dt: 23-NOV-23
Bank Branch: E-Challan Bank Branch:

Account Description	Amount Paid By			
	Cash	Challan	DD	E-Challan
Registration Fee				114500
Deficit Stamp Duty				1139860
User Charges				1000
Total:				1255360

In Words: RUPEES TWELVE LAKH FIFTY FIVE THOUSAND THREE HUNDRED SIXTY ONLY

Prepared By: MVAMSHI

Signature by SR

SUB-REGISTRAR
SECUNDERABAD



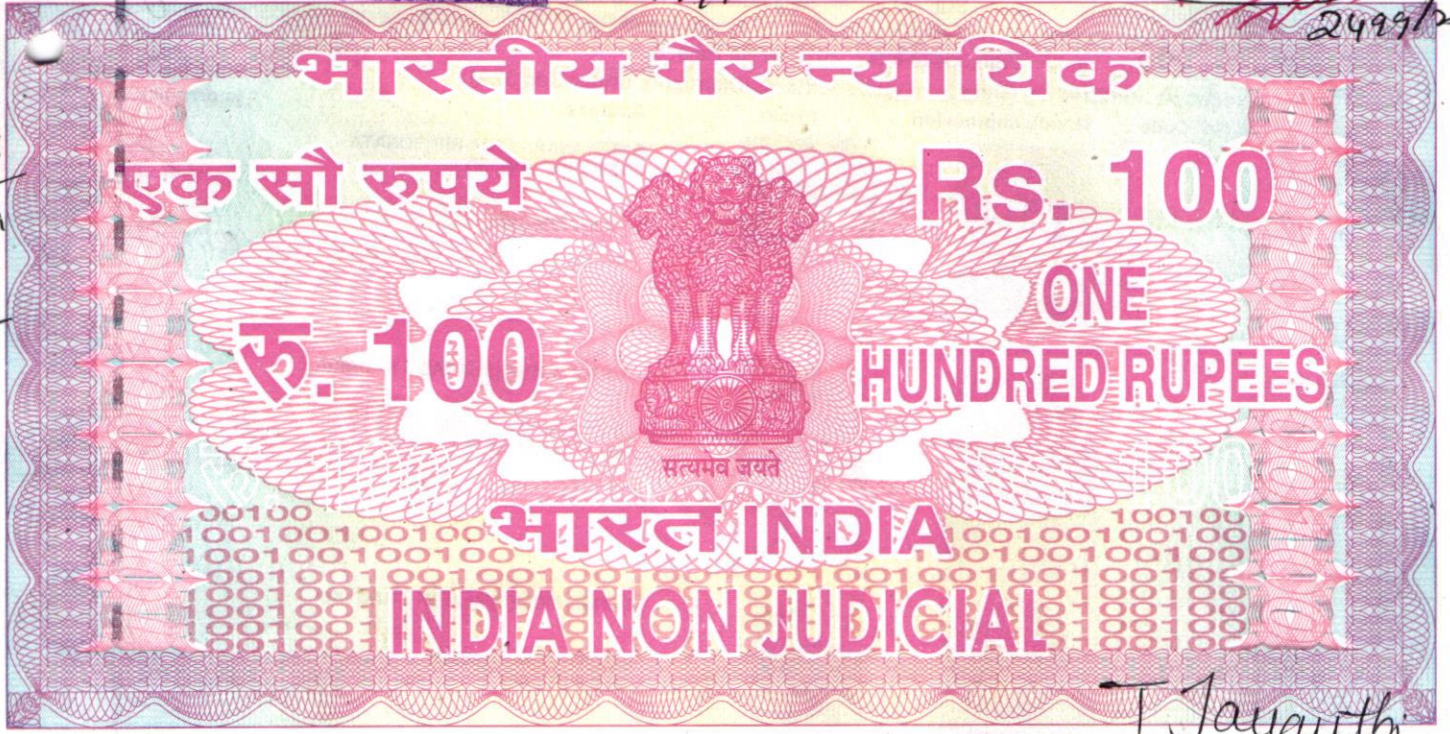
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P.121
2023

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CS
2513

SCANNED



తెలంగాణ తెలంగాణ TELANGANA

T. Jayanthi
BA 854255

Tran Id: 231024114640372840
 Date: 24 OCT 2023, 11:48 AM
 Purchased By:
 RAJESH J KADAKIA
 S/o LATE JAYANTILAL M KADAKIA
 R/o 5-2-223, GOKUL DISTILLERY ROAD, SECUNDERABAD
 For Whom
 RAJESH J KADAKIA AND SHARAD J KADAKIA

TUMMALA JAYANTHI
 LICENSED STAMP VENDOR
 Lic. No. 1602046/2012
 Ren.No. 21/2021
 2-3-64/5, Opp Amberpet Police
 Station, Amberpet, Hyderabad
 Ph 9959177067

GENERAL AMENITIES AGREEMENT

THIS GENERAL AMENITIES AGREEMENT is made and executed at Hyderabad on this 24th day of October, Two Thousand Twenty-Three by and Between:

1. Mr. Rajesh J Kadakia, S/o. Late Jayantilal M Kadakia, aged about 57 years, R/o. H. No: 5-2-223, "Gokul", 3rd Floor, Distillery Road, Hyderbasti, Secunderabad (represented by its General Power of Attorney Holder Mr. Soham Modi, S/o. Late Satish Modi, aged about 53 years vide document no. 96/IV/2022 dated 21-08-2022 registered at SRO Secunderabad).
2. Mr. Sharad J Kadakia S/o. Late Jayantilal M Kadakia, aged about 55 years, R/o. H. No: 5-2-223, "Gokul", b3rd Floor, Distillery Road, Hyderbasti, Secunderabad (represented by its General Power of Attorney Holder Mr. Soham Modi, S/o. Late Satish Modi, aged about 53 years vide document no. 95/IV/2022 dated 21-08-2022 registered at SRO Secunderabad).

Hereinafter jointly referred to as "OWNER" severally as Owner no. 1 & Owner no. 2 (which expression shall unless excluded by or repugnant to the subject or context be deemed to include her heirs, executors, administrators, legal representative and assigns) of the First Part.

SOHAM MODI
 G.P.A. Holder of
 Rajesh J. Kadakia

SOHAM MODI
 G.P.A. Holder of
 Sharad J. Kadakia



For Sonata Software Limited
 R. S. - [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. 114500/- paid between the hours of 01 and 02 on the 28th day of NOV, 2023 by Sri Rajesh

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

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	LE		 SATHYANARAYANA [1606-1-2023-2513]	SATHYANARAYANA R[R]SONATA SOFTWARE LIMITED SECUNDERABAD,	
2	LR		 SOHAM MODI [R] SH [1606-1-2023-2513]	SOHAM MODI[R]SHARAD J KADAKIA 5-2-33 HYDERABASTHI, SECUNDERABAD	
3	LR		 SOHAM MODI [R] [1606-1-2023-2513]	SOHAM MODI[R]RAJESH J KADAKIA 5-2-33 HYDERABASTHI, SECUNDERABAD	

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
2		 SUBRAMANIAN R::28/1 [1606-1-2023-2513]	SUBRAMANIAN R AMEERPET HYD	
1		 SAYED WASEEM AKH [1606-1-2023-2513]	SAYED WASEEM AKHTAR 1701/C J M ROAD BJAPUR KARNATAKA	

Biometrically Authenticated by
SRO MOHD YOUSUF UR RAHMAN
on 28-NOV-2023 13:36:49

28th day of November, 2023

Signature of Sub Registrar
Secunderabad

E-KYC Details as received from UIDAI:

SI No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX4389 Name: Soham Satish Modi	S/O Satish Modi, Khairatabad, Khairatabad, Hyderabad, Telangana, 500034	
2	Aadhaar No: XXXXXXXX7945 Name: R Sathyanarayana	C V RAMA RAO, Thalaghattapura, Bengaluru, Karnataka, 560109	

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Sub Registrar
Secunderabad
Sheet 1 of 9
2499/2023



తెలంగాణ తెలంగాణ TELANGANA

Tran Id: 231024114640372840
Date: 24 OCT 2023, 11:48 AM
Purchased By:
RAJESH J KADAKIA
S/o LATE JAYANTILAL M KADAKIA
R/o 5-2-223, GOKUL DISTILLERY ROAD, SECUNDERABAD
For Whom
RAJESH J KADAKIA AND SHARAD J KADAKIA

TUMMALA JAYANTHI
LICENSED STAMP VENDOR
Lic. No. 1602046/2012
Ren.No. 21/2021
2-3-64/5, Opp Amberpet Police
Station, Amberpet, Hyderabad
Ph 9959177067

AND

M/s. Sonata Software Limited, a Company duly incorporated under the Companies Act, 1956 having its office at No. 208, T.V. Industrial Estate, S.K. Ahire Marg, Worli, Mumbai – 400 030 and corporate office at A.P.S. Trust Building, Bull Temple Road, N.R. Colony, Bangalore - 560019, duly represented by Mr. Sathyanarayana .R, Authorised Representative of the company hereinafter called as the “HIRER” (which expression shall unless excluded by or repugnant to the subject or context be deemed to include its successors and/or assigns) of the Third Part.

A. WHEREAS by the Lease Deed of even date (hereinafter referred to as the ‘said Lease Deed’) made between the Lessor herein, , and Sonata Information Technology Limited, the Hirer herein, for the consideration and on the terms and conditions mentioned therein, the Owner has granted the lease of the office space consisting of ground + 4 upper floors admeasuring 78,000 square feet of super built up area, the terrace space and parking space in the basement floors in the commercial building known as “GREENS TOWERS” situated in the premises bearing Municipal Nos. 1-10-176, Begumpet, hereinafter referred to as the ‘Leased Premises’ in favour of the Hirer for a period of ten (10) years with effect from 1st December 2023.

B. AND WHEREAS THE Owner, in addition to the grant of lease rights in respect of the Leased Premises, also has agreed to provide certain facilities and other allied amenities and services to the Leased Premises which are attached to and are part and parcel and / or deemed to be attached and part and parcel of the Leased Premises.

SOHAM MODI
G.P.A. Holder of
Rajesh J. Kadakia

SOHAM MODI
G.P.A. Holder of
Sharad. J. Kadakia



For Sonata Software Limited
R. S. R.
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	100	0	1139860	0	0	0	1139960
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	114500	0	0	0	114500
User Charges	NA	0	1000	0	0	0	1000
Mutation Fee	NA	0	0	0	0	0	0
Total	100	0	1255360	0	0	0	1255460

Rs. 1139860/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 114500/- towards Registration Fees on the chargeable value of Rs. 57002752/- was paid by the party through E-Challan/BC/Pay Order No. 478DRP231123 dated 23-NOV-23 of SBIN/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 1255410/-, DATE: 23-NOV-23, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 5828119698126, PAYMENT MODE: NEFT/RTGS-1001138, ATRN: 5828119698126, REMITTER NAME: MR. R SATHYAANARAYANA, EXECUTANT NAME: MR. RAJESH J KADAKIA AND SHARAD J KADAKIA, CLAIMANT NAME: SONATA SOFTWARE LIMITED).

Date:
28th day of November, 2023

Signature of Registering Officer
Secunderabad

CERTIFICATE OF REGISTRATION

Registered as Doct. No. 2499 of 2023
(1945-SE) of Book 25 and
Assigned the Identification Number
(1606 2-2499-2023 for Scanning
Date 11/12/2023

Registering Officer

NOTE: ~~ONE~~ COPY HAS BEEN
REGISTERED ALONGWITH ORIGINAL

SUB-REGISTRAR
Secunderabad

Bk - 1, CS No 2513/2023 & Doct No

Sub Registrar
Secunderabad

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C. AND WHEREAS the Owner offered to give and the Hirer agrees to take on hire the said facilities and other allied amenities and services at the Leased Premises on the terms and conditions hereinafter appearing.

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:

1. That in consideration of the amenities charges payable by the Hirer to the Owner and the covenants and the terms and conditions appearing hereinafter, the Owner has agreed to provide certain facilities and allied amenities as details mentioned in the list annexed to this Agreement as "Annexure-1, hereinafter referred to as the 'Said Facilities' in the Leased Premises for the exclusive use and enjoyment of the Hirer and its employees and authorised representatives free from all encumbrances subject to the terms and conditions mentioned herein below. The Said Facilities are attached to and are part and parcel and / or deemed to be attached and part and parcel of the Leased Premises.
2. The Hirer shall pay the Owner a sum of Rs. 36,03,902/- (Rupees Thirty Six Lakhs Three Thousand Nine Hundred and Two only) from 1st December 2023 subject to an annual increase given hereunder, as amenities charges per month for the Said Facilities apart from and along with the rent payable. In addition to the amenities charges the Hirer shall pay service tax at the applicable rate on the said amenities charges to the Owner. The Hirer shall pay the Owner amenities charges of Rs. 36,03,902/- per month to the Owners by an account payee cheque in the name of the Lessors only as under:

In the name of Rajesh J Kadakia : Rs. 18,01,951/-

In the name of Sharad J Kadakia : Rs. 18,01,951/-

3. The Hirer shall pay the amenities charges apart from and along with the rent payable to the Owner in advance on or before the 7th of each month subject to statutory deduction as may be applicable.
4. The amenities charges mentioned in clause 2 above and payable to the Owner shall be enhanced at the rate of 6% once in every one (1) year of the last amenities charges paid.
5. The Hirer shall submit to the Owner the TDS certificate evidencing the income tax deducted on the amenities charges within two months from the end of every financial year.
6. The Owner shall provide three phase electricity supply of 750 KVA to the Leased Premises at her own cost and the Hirer shall pay for the electricity consumed at the applicable tariff as per the reading of the meter provided therein. In case of requirement for additional power over and above 750 KVA, as stated above, the Owner shall execute and provide the necessary documents and co-operate with the Hirer in obtaining the required additional power supply. All such expenses incurred shall be solely borne by the Hirer.
7. The Owner shall provide three (3nos.) Generator sets with a total capacity of 750 KVA to the Demised Premised at her own cost and the power backup will be available to the Hirer at all times during the lease period.


SOHAM MODI
G.P.A. Holder of
Rajesh. J. Kadakia


SOHAM MODI
G.P.A. Holder of
Sharad. J. Kadakia




For Sonata Software Limited
Authorised Signatory

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Secunderabad

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8. The Owner shall provide two automatic lifts of having capacity of 15 passengers each and one service lift of having capacity of 16 passengers to the Demised Premises.
9. The Owner shall provide for regular water supply through bore well and HMWSSB or any other authority or service providers at their cost and expenses. However, the Hirer shall bear and pay the charges for the water supplied during the lease period.
10. The Owner shall provide the Hirer to use the terrace and car parking space in two Basement levels proportionately allocated between all the floors in the Leased Premises.
11. The Hirer shall pay the Annual Maintenance charges for existing Lifts and Generator and maintain all other equipments provided by the Owner to the Leased Premises.
12. The Owner shall permit and assist the Hirer to enter into Annual Maintenance contracts for the maintenance of the said facilities to be provided by the Owner in the Leased Premises. It is also clarified that in the event that the service provided by such service providers as suggested by the owner are not to the satisfaction of the Lessee, the Lessee at its own discretion can terminate such services without any further intimation to the owner and/or employ the services of another Service Provider.
13. The Hirer shall not remove any of the Said Facilities provided by the Owner at the Leased Premises and shall maintain the same in good and working order normal wear and tear excepted.
14. This Agreement is co-terminus and co-extensive with the said Lease Deed of even date executed in respect of the Leased Premises consisting of ground + 4 upper floors admeasuring 78,000 square feet of super built up area in the commercial building known as "GREENS TOWERS" situated in the premises bearing Municipal Nos. 1-10-176, Begumpet shall stand terminated. The parties shall not entitled to terminate this General Amenities Agreement without at the first instance terminating the said Lease Deed in respect of the Leased Premises. On expiry or earlier termination of the said Lease Deed, this General Amenities shall automatically and simultaneously be terminated and the Owner shall refund the entire amount of Security Deposit paid under the said Lease Deed to the Hirer, at the time of handing over vacant possession of the Leased Premises, failing which the Hirer shall be entitled to retain possession of the Said Facilities together with the Leased Premises till such time the entire amount of Security Deposit is refunded with interest at the rate of 18% per annum till the date of payment and during such period the Hirer shall be fully entitled to make use of the Leased Premises together with the Said Facilities without being liable to pay any rent or amenities charges or any other charges under this Agreement or any means profits in respect of the Leased Premises or the Said Facilities.
15. If the Hirer fails or defaults in payment of amenities charges payable to the Owner for three (3) consecutive months at any time, the Owner shall be entitled to determine this Agreement as well as the said Lease Deed by giving a notice of one (1) month to the Hirer and upon expiry of the notice period, be entitled to re-enter and take possession of the Leased Premises. In case the breach is cured within the notice period by paying amenities charges with interest at the rate of 18% per annum, the Owner shall not be entitled to terminate this Agreement and the said Lease Deed.

SOHAM MODI
G.P.A. Holder of
Rajesh. J. Kadakia

SOHAM MODI
G.P.A. Holder of
Sharad. J. Kadakia



For Sonata Software Limited
R S
Authorised Signatory

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16. The Hirer shall have the right and option to terminate this Agreement and the said Lease Deed any time in case of breach of any of the provisions of this Agreement/default in providing any of the Said Facilities in the Leased Premises by the Owner by giving prior written notice of one (1) month in advance of the termination date, unless the Owner have cured the breach before expiration of the notice period and in which case the Agreement and the said Lease Deed shall not be terminated.
17. The Hirer shall have the right to install microwave tower and/or other data communications equipment on the terrace and air-conditioning units for its internal needs. The installations will be subjected to the structural limitation of the building. However, no structural change to the Leased Premises is to be done without the consent of the Owner, which shall not be unreasonably withheld by the Owner.
18. The Hirer shall use the said Facilities with normal care and caution. However, normal wear and tear shall be accepted.

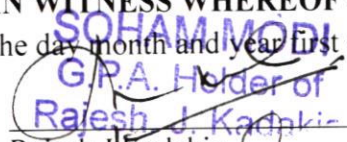
SCHEDULE ABOVE REFERRED TO

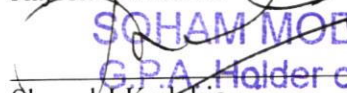
(Leased Premises)

ALL THAT the office space consisting of ground + 4 upper floors admeasuring 78,000 square feet of super built up area, the terrace space along with parking space (45,000 sft) in the basement floors, common areas and land appurtenant to the entire commercial building known as "Greens Towers" situated in the premises bearing Municipal Nos. 1-10-176, Begumpet, Secunderabad, Andhra Pradesh butted and bounded, that is to say as follows:

East	:	Premises belonging to Lessor;
West	:	Begumpet Main Road;
North	:	Neighbours Property;
South	:	Common passage and Neighbours property;

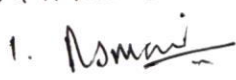
IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their hands on the day month and year first above written.


G.P.A. Holder of
Rajesh J. Kadakia


G.P.A. Holder of
Sharad J. Kadakia

SIGNED AND DELIVERED by and on behalf of **SONATA SOFTWARE LIMITED** the **HIRER** above named through its Authorised Signatory, Mr. Sathyanarayana R, at Hyderabad in the presence of:

WITNESSES:

1. 
2. 

For Sonata Software Limited


Authorised Signatory





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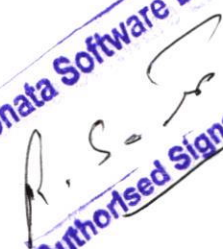


ANNEXURE -1

1. 100 KVA of LT power supply for common area lighting, fire safety and pumps & lifts.
2. 125 KVA generator as back up power for common area lighting, fire safety pumps & lifts.
3. Upto 750 KVA HT power supply for the office areas.
4. 3 Nos. Generators with a total capacity of 750 KVA for backup power supply for office areas.
5. AMF panels for the generators.
6. Power supply through cables upto the electrical room on each floor.
7. Two 15 passenger lifts & one 15/16 passenger-cum-service lift.
8. Car and two wheeler parking in the basement floors in proportion of area occupied.
9. Use of common areas like terrace & electrical room.
10. Double glazed windows.
11. Toilet & plumbing.
12. Common area lighting.
13. Flooring & false ceiling in common areas.


SOHAM MODI
G.P.A. Holder of
Rajesh. J. Kadakia


SOHAM MODI
G.P.A. Holder of
Sharad. J. Kadakia


For Sonata Software Limited
Authorised Signatory



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Secunderabad
2499/2023



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SONATA SOFTWARE



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**CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE
BOARD OF DIRECTORS OF SONATA SOFTWARE LIMITED HELD ON TUESDAY,
24TH JANUARY, 2023**

"RESOLVED THAT in supersession of all the prior resolutions passed in this regard, Mr. P. Srikar Reddy, Managing Director (DIN: 00001401), Mr. Samir Dhir, Whole-time Director & CEO (DIN: 03021413), Mr. Jagannathan CN, Chief Financial Officer, Mr. Roshan Shetty, Chief Revenue Officer, Ms. Mangal Kulkarni, Company Secretary, Mr. Sathyanarayana R, VP - Finance & Accounts, Mr. Navinshankar Visvanathan, Assistant Vice President - Finance & Accounts be and are hereby appointed as authorised Signatories to sign and execute agreements including lease agreements, tenders, contracts, and other related documents for and on behalf of the Company; to prepare, sign and submit returns, statements, declarations, challans, permits and any other related papers or documents before any public body or statutory authority including Telephone Department, RTO, STPI, RBI, Customs, Income Tax Department, Tribunals, Labour Courts, Commercial Tax Department, GST related filings, Pollution Control Board, Service Tax Department, SEZ Authorities etc. in respect of business operations of the Company and its branches and to appear on behalf of the Company before the relevant Statutory Authorities in respect of the matters as aforesaid and to do such acts, deeds, matters and things, as may be deemed necessary, expedient or proper for fully effectuating the purposes as aforesaid.

RESOLVED FURTHER THAT Mr. Samir Dhir, Whole-time Director & CEO (DIN: 03021413) be and are hereby severally authorised to further sub delegate any of the authority granted hereinabove to other employees/ officers as may be required.

RESOLVED FURTHER THAT the above-mentioned signatories be and hereby are required to take the necessary internal approvals and follow approved Company policies, practices, and processes before entering into any transaction.

Sonata Software Limited - SSL

1/4, APS Trust Building, Bull Temple Road, H. R. Colony, Bengaluru - 560 019, India
Regd. Off: 308, T V Industrial Estate, S. K. Ahire Marg, Worli, Mumbai - 400 020, India
Tel: +91 80 6772 1599 | Fax: +91 80 2661 0972 | CIN: L72200MH1995PLC082110

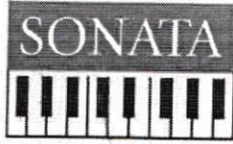
Website: www.sonata-software.com
Email: info@sonata-software.com



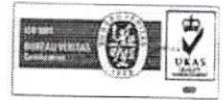
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SONATA SOFTWARE



CMMI DEV V5

RESOLVED FURTHER THAT any Director or the Company Secretary be and are hereby severally authorised to certify the true copy of this resolution to be submitted to various authorities."

**CERTIFIED TRUE COPY
FOR SONATA SOFTWARE LIMITED**

**MANGAL KULKARNI
COMPANY SECRETARY, COMPLIANCE OFFICER & HEAD-LEGAL
ACS 11861**

Sonata Software Limited – SSL

1/4, APS Trust Building, Bull Temple Road, N. R. Colony, Bengaluru - 560 019, India
Regd. Off. 2CS, T. V. Industrial Estate, S. K. Ahire Marg, Worli, Mumbai - 400 030, India
Tel: +91 80 6778 1999 | Fax: +91 80 2661 0972 | CIN: I72200MH1994PLC082110

Website: www.sonata-software.com
email: info@sonata-software.com



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Secunderabad

2499/2023

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भारत सरकार
GOVERNMENT OF INDIA

सोहम सतिश मोदी
Soham Satish Modi
जन्म तिथि/DOB: 1969
लिंग/Gender: Male




4389

आधार - आधार - सामान्यमानवता का हक

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

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

पिन कोड/PIN Code:
500034

Aadhaar - Aam Aadmi ka Adhikar

भारत सरकार
GOVERNMENT OF INDIA

र. सत्यनारायण
R Sathyanarayana
जन्म तिथि/DOB: 01/06/1965
लिंग/Gender: Male




7945

नम्र आधार, नम्र गुरुतु

To
R Sathyanarayana
C V RAMA RAO,
C10 7075, EBONY BLK SOBHA FOREST VIEW APTS,
100 F1 ROAD OFF KANAKAPURA ROAD,
BESIDE TURAHALLI FOREST,
HOSAHALLI VAJRAHALLI,
VTC: Thalaghattapura, PO: Thalaghattapura,
District: Bengaluru,
State: Karnataka, PIN Code: 560109,
Mobile: 9880705846



KF533655353FI

R. Sathyanarayana

भारत सरकार
GOVERNMENT OF INDIA

ल. व. रामचंद्रन
L. V. Ramachandran R
जन्म तिथि/DOB: 27/11/1969
लिंग/Gender: MALE



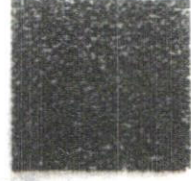

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VID : 9173 7915 6004 1172

ना आधार, ना गुरुतु

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पता/Address:
C/O: Late V Ramachandran, Flat No. 405,
Block-2C, Divyasakti Apartment, Opp Lal
Banglowe, Ammerpet, Hyderabad,
Telangana - 500016



5683

VID : 9173 7915 6004 1172

1947 | help@uidai.gov.in | www.uidai.gov.in

Asmi

भारत सरकार
Government of India

सयद वसीम अख्तर
Sayed Waseem Akhtar
जन्म तिथि/DOB: 07/06/1981
लिंग/Gender: MALE



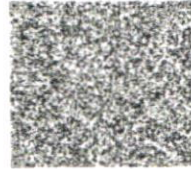

3465

VID : 9170 2877 1832 2205

ना आधार, ना गुरुतु

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पता/Address:
S/O Sayed Iqbal Pasha, #1701/C, J M ROAD,
BHANDA KATTA, Bapapur, Bapapur,
Karnataka - 586104



3465

VID : 9170 2877 1832 2205

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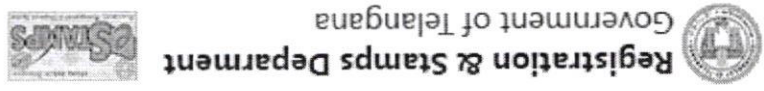
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2499
2023

Online Challan Proforma [SRO copy]	
 Registration & Stamps Department Government of Telangana 	
Challan No: 478DRP231123	
Bank Code : SBIN	Payment : NEFT/RTGS
Remitter Details	
Name	MR. R SATHYAANARAYANA
PAN Card No	AABCS8459D
Aadhar Card No	
Mobile Number	*****561
Address	HYDERABAD
Executant Details	
Name	MR.RAJESH J KADAKIA AND SHARAD J KADAKIA
Address	HYDERABAD
Claimant Details	
Name	SONATA SOFTWARE LIMITED
Address	BANGALORE
Document Nature	
Nature of Document	Lease Deed
Property Situated in(District)	HYDERABAD
SRO Name	SECUNDERABAD
Amount Details	
Stamp Duty	1139860
Transfer Duty	0
Registration Fee	114500
User Charges	1000
Mutation Charges	0
Haritha Nidhi	50
TOTAL	1255410
Total in Words	Twelve Lakh Fifty Five Thousand Four HundredTen Rupees Only
Date(DD-MM-YYYY)	23-11-2023
Transaction Id	5828119698126
Stamp & Signature	

Online Challan Proforma [Citizen copy]	
 Registration & Stamps Department Government of Telangana 	
Challan No: 478DRP231123	
Bank Code : SBIN	Payment : NEFT/RTGS
Remitter Details	
Name	MR. R SATHYAANARAYANA
PAN Card No	AABCS8459D
Aadhar Card No	
Mobile Number	*****561
Address	HYDERABAD
Executant Details	
Name	MR.RAJESH J KADAKIA AND SHARAD J KADAKIA
Address	HYDERABAD
Claimant Details	
Name	SONATA SOFTWARE LIMITED
Address	BANGALORE
Document Nature	
Nature of Document	Lease Deed
Property Situated in(District)	HYDERABAD
SRO Name	SECUNDERABAD
Amount Details	
Stamp Duty	1139860
Transfer Duty	0
Registration Fee	114500
User Charges	1000
Mutation Charges	0
Haritha Nidhi	50
TOTAL	1255410
Total in Words	Twelve Lakh Fifty Five Thousand Four HundredTen Rupees Only
Date(DD-MM-YYYY)	23-11-2023
Transaction Id	5828119698126
Stamp & Signature	

9-Page
9266165561

e- STAMPS Document Registration eChallan Slip



Remitter / SRO / District-Registrar Details

Name	MR. R SATHYANARAYANA
Mobile Number	9246165561
Challan Number	478DRP231123
PassCode	WndUM