

Phone No:
Sold To/Issued To:
Satyendra
For Rhom/ID Proof:
KFin TL



JUL-28-
₹ 00003000
ZERO ZERO ZERO ZERO THREE ZERO ZERO
Agreement
38153161690548932867-00400007
3815316 12/2006

CNO
1387

ORIGINAL Dat. No. 13307/2023
LEASE DEED

This Lease deed is made at Hyderabad, Telangana on this 28th day of July, 2023

BETWEEN

1. **JMKGEC Realtors Private Limited**, a company incorporated under the Companies Act, 2013 and having its registered office at 5-2-223, "Gokul" Distillery Road, Secunderabad - 500 003, Telangana represented by its authorized signatory Mr. Sayed Waseem Akhtar having aadhar no. 383298703465 (hereinafter referred as "Lessor 1")
2. **SDNMKJ Realty Private Limited** a company incorporated under the Companies Act, 2013 and having its registered office at 5-2-223, "Gokul" Distillery Road, Secunderabad - 500 003, Telangana represented by its authorized signatory Mr. Sayed Waseem Akhtar having aadhar no. 383298703465 (hereinafter referred as "Lessor 2")
(The Lessor 1 and Lessor 2 shall hereinafter collectively be referred to as the "Lessor" which expression shall unless repugnant to the context or meaning thereof, mean and include its executors, administrators and permitted assigns;

AND

KFin Technologies Limited (formerly known as KFin Technologies Private Limited) (bearing CIN: L72400TG2017PLC117649), a company incorporated under the Companies Act, 2013 and having its registered office at Plot no. 31 & 32, Selenium, Tower- B, Serilingampally, Nanakramguda, Financial District, Hyderabad, Telangana 500032, India, hereinafter referred to as the "Company / Lessee", which expression shall unless repugnant to the context or meaning thereof, mean and include the Company's successors and permitted assigns;

(The Lessor and the Company/Lessee are hereinafter shall collectively be referred to as the "Parties" and individually as the "Party")

WHEREAS:

- A. The Company is in the business of providing Financial Services, IT and ITes related Services.
- B. The Lessor has represented to the Company that he is the:
 - i) Lawful owner of the property described in **Schedule-1** to this Lease Deed and hence entitled to lease out the property to the Company ("Lease Premises").
 - ii) The Leased Property shall be handed over by the Lessors to the Lessee on an as-is where-is basis along with fixtures, furniture and fit-outs as described in **Schedule-2**.
 - iii) There are no adverse claims over the Lease Premises by any government authority and any third party and the Lease Premises is free of any encumbrances and there is no pending litigation on the Lease Premises.
 - iv) All taxes & payment towards the bills have been made, and there are no further dues payable with respect to the Lease Premises.



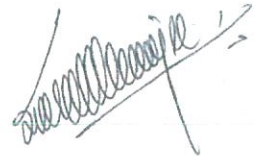
Presentation Endorsement:

Presented in the Office of the Joint SubRegistrar2, Ranga Reddy (R.O) along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 38500/- paid between the hours of 12 and 2 on the 25th day of AUG, 2023 by Sri Sayed Waseem Akhtar

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

Sl No	Code	Thumb Impression	Photo	Address
1	LE			KFIN TECHNOLOGIES LIMITED REP BY SOURAV MUKHERJEE S/O. S C MUKHERJEE HYDERABAD,
2	LR			SONMKJ REALTORS PRIVATE LIMITED SYED WASEEM AKHTAR S/O. SAYED IQBAL PASHA SLC-BAD,
3	LR			JMKGEC REALTORS PRIVATE LIMITED REP BY SYED WASEEM AKHTAR S/O. SAYED IQBAL PASHA SLC-BAD,

Signature/Ink Thumb Impression







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Joint SubRegistrar2
Ranga Reddy (R.O)
Sheet 1 of 12

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address
2			M P VENKATA VARMA KOMPALLE
1			K PRABHAKAR REDDY HYD

Signature





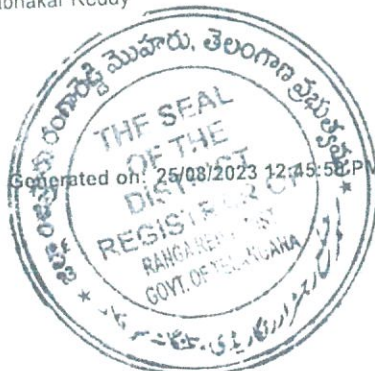
Signature of Joint SubRegistrar2
Ranga Reddy (R.O)

Biometrically Authenticated by
SRO KAL E ANANFYULU
on 25-AUG-2023 12 25 36

25th day of August, 2023

E-KYC Details as received from UIDAI:

Sl No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX2404 Name: Manthena Phanendra Venkata Varma	S/O Manthena Bhaskar Raju Nizampet, Medchal-malkajgiri, Telangana, 500090	
2	Aadhaar No: XXXXXXXX9204 Name: Kandli Prabhakar Reddy	Amberpet, Hyderabad, Telangana, 500013	



- v) The Lease Premises is strictly in compliance with the planned layout as prescribed by the government including electrical earthing, electrical wiring, the cabling and fire safety devices in order to avoid any hazard to life and property.
- C. Based on the representation made by the Lessor, the Company has agreed to execute this Lease Deed on the terms and conditions under this Lease Deed.

NOW THEREFORE in consideration of the mutually agreeable representations and consideration the Parties agree to the terms and conditions as follows:

1. GRANT OF LEASE

- 1.1 The Lessor agrees for grant of the lease premises admeasuring 26,480 Sq Feet, situated at Ramky Selenium, Tower B, 4th Floor, Nanakramguda, Financial district - 500032 upon payment of Security Deposit (*which shall be interest free*) and on commitment to pay monthly rental as per the terms of this Lease Deed.
- 1.2 The Company shall be entitled for refund of such Security Deposit if the Lessor is not entitled to lease out the Lease Premises.

2. LEASE TERM

- 2.1 The Lease shall commence from **August 01, 2023** ("Lease Commencement Date").
- 2.2 The Lessor shall lease out the Lease Premises for the term of **9 (Nine) years** which shall be valid until **July 31, 2032** with a Lock-In of 1 year till **July 31, 2024** ("Lock-In Period").
- 2.3 Any amendment to this Lease Deed shall be done by mutual consent of the Parties and recorded the same in writing.

3. IFSD AND MONTHLY RENTALS

- 3.1 The Company shall pay a Security Deposit of **INR 35,74,800 (Rupees Thirty Five Lakhs Seventy Four Thousand Eight Hundred only)**. Such Security Deposit shall be interest free and shall be refunded immediately upon termination or expiry of this Lease Deed. If the Security Deposit is not refunded within 1 (one) month from the date of termination or expiry of the Lease Deed, an interest 18% (Eighteen percent) per annum shall be charged on the Security Deposit and payable by the Lessor. The Lessor shall be entitled to deduct the cost incurred towards repairing structural damages to the Lease Premises, except to normal wear and tear.
- 3.2 The Company hereby agrees to pay Monthly Rental of **INR 11,91,600 (Rupees Eleven Lakhs Ninety One Thousand Six Hundred only)** on or before 10th of every month, which is subject to escalation of 5% every year. The Lease Rent is exclusive of GST; which shall be paid over and above the monthly rentals. Building Maintenance and utility charges additional to be paid at actuals to the building maintenance services provider (Presently Ramky)
- 3.3 The Monthly Rental shall be paid in advance either by Cheque (payable at par) or (b) Online Money Transfer, on or before the 10th (tenth) day of each calendar month, subject to TDS and applicable taxes.
- 3.4 The Lessor shall issue of "Rent Receipt" immediate upon receiving the Monthly Rental. Such Rent Receipt shall be deemed to be acknowledgement of receipt of Rent by the Lessor.



E-KYC Details as received from UIDAI:

SI No Aadhaar Details

Address:

Photo

3 Aadhaar No: XXXXXXXX3465
Name: Sayed Wascom Akhtar

S/O Sayed Iqbal Pasha,
Bijapur, Bijapur, Karnataka, 586104



4 Aadhaar No: XXXXXXXX8669
Name: Sourav Mukherjee

Secunderabad, Hyderabad, Telangana, 500007



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

Description of Fee/Duty	Stamp Papers	Challan u/S 41 of IS Act	In the Form of				DD/BC/ Pay Order	Total
			E-Challan	Cash	Stamp Duty u/S 16 of IS act			
Stamp Duty	300	0	381860	0	0	0	0	382160
Transfer Duty	NA	0	0	0	0	0	0	0
Reg. Fee	NA	0	38500	0	0	0	0	38500
User Charges	NA	0	1000	0	0	0	0	1000
Mutation Fee	NA	0	0	0	0	0	0	0
Total	300	0	421360	0	0	0	0	421660

Rs. 381860/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 38500/- towards Registration Fees on the chargeable value of Rs. 18000000/- was paid by the party through E-Challan/BC/Pay Order No. 803H2A240823 dated 24-AUG-23 of YESB/

Online Payment Details Received from SBI e-P

(1) AMOUNT PAID: Rs. 421410/-, DATE: 24-AUG-23, BANK NAME: YESB, BRANCH NAME: BANK REFERENCE NO: 0420397675529, PAYMENT MODE: NB-1001138, ATRN: 0420397675529, REMITTER NAME: MR. SYED WASEEM AKHTAR, EXECUTANT NAME: JMKGEC REALTORS PVT LTD AND OTHERS, CLAIMANT NAME: KFIN TECHNOLOGIES LIMITED).

Date:

25th day of August, 2023

1945 SE Bhadra 339

Signature of Registering Officer
Ranga Reddy (R.O)

Certificate of Registration

Registered as document no. 13307 of 2023 of Book-1 and assigned the identification number 1 - 1510 - 13307 - 2023 for Scanning on 25-AUG-23.

Registering Officer
Ranga Reddy (R.O)
(K Anjaneyulu)

NOTE:- one copy have been Registered along with the original document.

Joint Sub-Registrar-II
R.O., R.R. Dist. T.S.



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Joint Sub-Registrar2
Sheet 2 of 12
Ranga Reddy (R.O)

4. **PAYMENT TOWARDS UPKEEP**

- 4.1 The Lessor shall ensure uninterrupted power supply and water supply to the Lease Premises, and also ensure the Security and Upkeep of the common areas surrounding the Lease Premises. The Company may withhold paying Monthly Rental if such activities are discontinued.
- 4.2 The Lessor shall make payment towards, (a) all taxes including municipal taxes, property taxes and Goods & Services Tax, (b) building maintenance charges, and ensure there are no dues payable with respect to the Lease Premises.
- 4.3 The Lessee shall make the payment towards electricity and water as per its consumption and on actual basis. However, the Lessor shall provide the power backup facility at all times.

5. **PRIVILEGES OF THE COMPANY**

- 5.1 The Company shall have the exclusive right to use the Lease Premises for carrying out its business.
- 5.2 The Company shall be entitled to install office equipment, furniture, fixtures and fittings in the Lease Premises and take insurance cover over them at its own cost. Such equipment shall include the devices for internet connectivity which shall be installed and maintained by the Company, and permitted by the Lessor at no additional cost. The Lessor shall cooperate with the Company in obtaining necessary permissions from appropriate authority for installing of such devices.
- 5.3 The Lessor shall be at liberty to permit the Company to carry out any structural changes to the Lease Premises.
- 5.4 The Company shall be entitled to permit its employees, clients, investors, visitors and staff to the Lease Premises as required by the Company without any interference.
- 5.5 In the event the Company is unable to operate its business from the Lease Premises and suffers any loss or damage due to the false, faulty or fraudulent representations made by the Lessor, the Lessor shall indemnify the Company to the extent of loss so suffered by the Company. In such an event, the Company shall be at liberty to grant any time, to the Lessor to carry out necessary corrections without prejudice to its legal rights.
- 5.6 The Lessor shall hold the Company harmless against claim made by any governmental authorities and/or any 3rd parties on account of non-compliance by the Lessor of any law or its commitment arising out of obligations other than this Lease Deed.
- 5.7 The Company is permitted to sub-lease or sub-let the Lease Premises in furtherance to its business to its subsidiaries and business partners.
- 5.8 If any of the representations so made by the Lessor in this Lease Deed is false or fraudulent or if the Lease Premises shall be unfit or unsafe for the Company for carrying out its business or for the sake of safety of its staff/employees, the Company shall be entitled to terminate this Lease Deed with immediate effect without fulfilling any of the obligation(s) under this Lease Deed. Thereafter, the Lessor shall be liable to refund the entire amount of Security Deposit to the Company within 7 (Seven) days from the date of termination of the Lease Deed by the Company.

6. **STAMP DUTY AND REGISTRATION**

- 6.1 For the registration of the Lease Deed, cost towards stamp duty and registration shall be borne by both the parties equally (50:50)..



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Ranga Reddy (R.O)



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7. TERMINATION

- 7.1 Either party may terminate this Lease Deed by giving 6 (Six) months prior written notice without assigning any reason, post completion of the Lock-in Period.
- 7.2 If the Company fails to pay Monthly Rental for a continuous period of Three (3) months, provided if there is no default from Lessor's end, the Lessor shall be entitled to adjust the outstanding rentals from the Security Deposit amount. Thereafter if the amount is still unpaid for a further period of Seven (7) months, the Lessor shall be entitled to terminate the Lease Deed upon giving 1 (one) month's prior notice to the Company.

8. DISPUTE RESOLUTION AND JURISDICTION

- 8.1 In case of any dispute, the parties shall put in best efforts to resolve the same by mutual discussion through their authorized representatives within 30 (thirty) days.
- 8.2 If the dispute remains unresolved, either party shall be free to refer the dispute to either arbitration, conciliation or mediation under the Arbitration and Conciliation Act, 1996 or by appointing a sole arbitrator or conciliation officer or mediator to resolve such dispute. The outcome of such dispute resolution mechanism shall be binding on the parties.
- 8.3 The seat of arbitration shall be at Hyderabad, Telangana. The arbitral proceedings shall be conducted only in English language.
- 8.4 The Court at Hyderabad state of Telangana, shall have the exclusive jurisdiction over any legal action or proceeding arising out of in connection with this Lease Deed.

9. NOTICES

- 9.1 Any notice issued by either party shall be (i) sent by postage, prepaid registered post with acknowledgement due or by internationally recognized courier service, or (ii) transmitted by email:

Lessor

- JMKGEC Realtors Private Limited,
- SDNMKJ Realty Private Limited.
- 5-2-223, "Gokul" Distillery Road, Secunderabad - 500 003, Telangana
Mr. Sayed Waseem Akhtar

Lessee

- Mr. Sourav Mukherjee
Global Head – PMO & FMS
KFin Technologies Limited
Plot no. 31 & 32, Selenium, Tower- B,
Serilingampally, Nanakramguda, Financial District,
Hyderabad, Telangana 500032.
- For attention of Lessee:
- Email: sourav.mukherjee@kfintech.com

10. FORCE MAJEURE

- 10.1 If either Party is unable to fulfil its obligations due to any force majeure event which is beyond its control such party so affected by such force majeure events shall have the right to terminate this Lease Deed.
- 10.2 If the Company is unable to carry out its business and/or operations as usual, the Company shall have the right to discontinue paying the Monthly Rentals till the force majeure event comes to an end.
- 10.3 The term force majeure event shall mean natural calamities, act of god and man-made emergencies declared by the government which is including but not limited to flood, fire,



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Ranga Reddy (R.O)



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cyclone, explosion, pandemic, epidemic, wide-spread disease, strikes, lockouts or trade disputes, civil disturbance.

IN WITNESS WHEREOF, the Parties hereto have caused this Lease Deed to be executed by their respective duly authorised representatives.

SIGNED, SEALED, DELIVERED BY AND BETWEEN:

Lessors

For



JMKGEC Realtors Private Limited,
SDNMKJ Realty Private Limited

Lessee

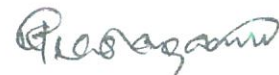
For **KFin Technologies Limited**

[CIN:L72400TG2017PLC117649]



Mr Sourav Mukherjee
Global Head – PMO & FMS

Witnesses:

1. 

Witnesses:

1.



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Ranga Reddy (R.O)



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SCHEDULE 1
DESCRIPTION OF LEASE PREMISES

All that piece and parcel of the property measuring **26,480** Sq. Feet situated at Plot no 31 part and 32 in Sy.no 115/22, 115/24, 115/25. Ramky Selenium, Tower B, 4th Floor , Financial District, Nanakramguda, serilingampally, R R district, Telangana-500032

North : Open to Sky

South : Open to Sky

East : Tower A, Lift & Staircase

West : Open to Sky

PARKING

The Lessor confirms to provide 35 dedicated parking slots for four wheelers and No dedicated parking slots for two wheelers in the Lower basement and upper Basement equally. The cost for vehicular parking shall be inclusive component of the Rent.

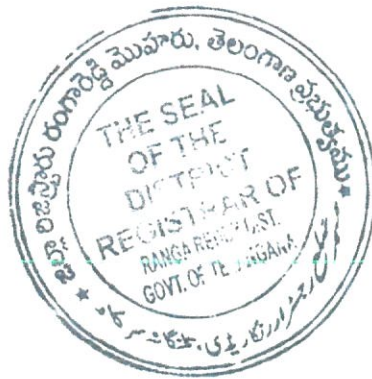
LIFT FACILITIES:

Passenger Lift



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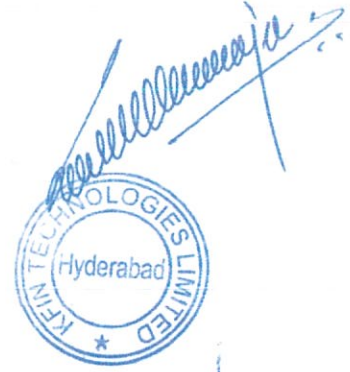
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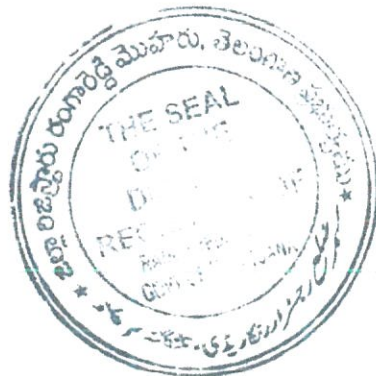
SCHEDULE 2
FURNITURE & FIXTURES

Furniture & Fixtures – 4th floor at Tower B, Ramky Selenium situated at Plot Nos. 31/ Part and 32 in Survey Numbers 115/22, 115/24 and 115/25 at Financial District, Nanakramguda Village, Serligampally Mandal, Ranga Reddy District, Telangana - 500032

1. Workstations – 393 no.
2. Training room (30-seater) – 1 no.
3. Training room (12-seater) – 1 no.
4. Discussion room (3-seater) – 4 no.
5. Discussion room (10-seater) – 1 no.
6. Sofa set (3-seater) – 1 no.
7. Sofa set (2-seater) – 1 no.
8. Sofa (1-seater) – 2 no.
9. Reception – 1 no. desk, 1 no. chair, 1 no. pedestal.
10. Furniture in pantry – low storage, table 1no., glass shelves, hanging lights 3 no.
11. Blinds – 36 no.
12. Pedestal – 232 no.
13. Access control – 10 no.
14. Restroom cubicle with CP & Sanitary- 10 no.
15. Urinal with CP & Sanitary – 9 no.
16. Handicap Toilet with CP & Sanitary – 2 nos.
17. Wash basin with CP & Sanitary – 8 no.
18. Tile flooring vitrified for the entire premises.
19. Carpet flooring for the entire workstation & training room areas.
20. False ceiling with lighting for the entire premises.
21. Electrical wiring and panels for the entire premises.
22. LAN network cabling for entire premises.
23. CCTV Cameras – 22 no.
24. Locks & Keys for the entire premises.



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Ranga Reddy (R.O)



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JMK GEC REALTORS PVT. LTD.

5-2-223 GOKUL DISTILLERY ROAD
SECUNDERABAD - 500 003.
Phone: +91-40-66335551
Email: accounts@modiproperties.com

CIN: U70100TG2010PTC067673

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED IN THE MEETING OF BOARD OF DIRECTORS OF JMK GEC REALTORS PRIVATE LIMITED HELD ON THURSDAY THE 20TH DAY OF JULY, 2023 AT THE REGISTERED OFFICE OF THE COMPANY AT 5-2-223 GOKUL DISTILLERY ROAD SECUNDERABAD, TELANGANA - 500003 INDIA.

"RESOLVED THAT consent of the board be and is hereby accorded to lease out property of the Company situated at **4th Floor, Tower B, Ramky Selenium Plot No. 31 & 32 Survey Nos. 115/22, 115/24, 115/25 at Financial District Nanakramguda, Ranga Reddy District** to M/s **KFin Technologies Limited** (CIN: L72400TG2017PLC117649) on the terms and conditions set out in the draft Lease Deed a copy of which duly signed by the Chairman for the purpose of identification;

RESOLVED FURTHER THAT the said draft of the Lease Deed be and is hereby approved and **Mr. Sayed Waseem Akhtar (Associate Vice President)** holding PAN (BGZPS0362P) be and is hereby authorized to sign the lease deed on behalf of the Company and to accept on behalf of the company such modifications therein as may be suggested by or acceptable;

RESOLVED FURTHER THAT **Mr. Sayed Waseem Akhtar (Associate Vice President)** be and is hereby authorized to do all such other act(s), thing(s), and deed(s), as may be required or deemed necessary to give effect to the above resolution."

For **JMK GEC REALTORS PRIVATE LIMITED**


SOHAM SATISH MODI
DIRECTOR
(DIN: 00522546)

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Joint Sub Registrar2
Ranga Reddy (R.O)

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SDNMKJ REALTY PVT LTD

CIN: U70101TG2010PTC067667

5-2-223 GOKUL DISTILLERY ROAD
SECUNDERABAD - 500 003.
Phone: +91-40-66335551
Email: accounts@modiproperties.com

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED IN THE MEETING OF BOARD OF DIRECTORS OF SDNMKJ REALTY PRIVATE LIMITED HELD ON THURSDAY THE 20TH DAY OF JULY, 2023 AT THE REGISTERED OFFICE OF THE COMPANY AT 5-2-223 GOKUL DISTILLERY ROAD SECUNDERABAD, TELANGANA - 500003 INDIA.

"RESOLVED THAT consent of the board be and is hereby accorded to lease out property of the Company situated at **4th Floor, Tower B, Ramky Selenium Plot No. 31 & 32 Survey Nos. 115/22, 115/24, 115/25 at Financial District Nanakramguda, Ranga Reddy District** to **M/s KFin Technologies Limited** (CIN: L72400TG2017PLC117649) on the terms and conditions set out in the draft Lease Deed a copy of which duly signed by the Chairman for the purpose of identification;

RESOLVED FURTHER THAT the said draft of the Lease Deed be and is hereby approved and **Mr. Sayed Waseem Akhtar (Associate Vice President)** holding PAN (BGZPS0362P) be and is hereby authorized to sign the lease deed on behalf of the Company and to accept on behalf of the company such modifications therein as may be suggested by or acceptable;

RESOLVED FURTHER THAT Mr. Sayed Waseem Akhtar (Associate Vice President) be and is hereby authorized to do all such other act(s), thing(s), and deed(s), as may be required or deemed necessary to give effect to the above resolution."

For **SDNMKJ REALTY PRIVATE LIMITED**


SOHAM SATISH MODI
DIRECTOR
(DIN: 00522546)

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Ranga Reddy (R.O)



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TO WHOMSOEVER IT MAY CONCERN

Subject: Authorization to Mr. Sourav Mukherjee
Reference: Board Resolution dated 12th June, 2020

In terms of the powers vested by the Board of Directors of the Company vide Board Resolution dated 12th June, 2020, I have been authorized for commercial discussions and execution of contracts on behalf of the Company (vendors related), either by myself or through other officers/employees of the Company, including group company employees, as may be required.

In pursuance of the above referred resolution, I hereby delegate this authority to

- 1) **Mr. Sourav Mukherjee** bearing Employee ID: 2000088 and Designation Global Head - PMO and FMS.

is hereby authorized to undertake the following actions for signing and registering the following agreements, including renewal thereof, related to business operations of KFin Technologies Limited (Formerly known as KFin Technologies Private Limited)

- To sign, place orders and enter contract with the vendors for day-to-day and online/internet purchases and for maintenance and repairs on behalf of and for the business and affairs of the Company.
- For signing and registering the following agreements, including renewal thereof, related to business operations of the Company
 1. Property Lease Agreement including Equipment Lease Agreement
 2. Contract for Maintenance and Repairs
 3. Contract with Service Vendors.
- To make applications with telecom authorities for availing telecommunication facilities such as telephones, telex, fax, internet, data, voice or video links and such other facilities as may be required for business purposes and to sign the applications, execute agreements, deeds and other documents and furnish such other information as may be required by the telecom authorities/organizations.

KFin Technologies Limited 
(Formerly known as KFin Technologies Private Limited)

Registered & Corporate Office:

Selenium, Tower B, Plot No- 31 & 32, Financial District, Nanakramguda,
Serilingampally Hyderabad Rangareddi, Telangana - 500032, India

CIN : U72400TG2017PLC117649

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Joint SubRegistrar2
Ranga Reddy (R.O)



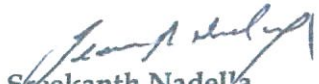
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He/she/They is/are further authorized to correspond, liaison and communicate with the vendor, concerned officials/authorities and do such acts and deeds on behalf of the Company as may be required in relation to the aforesaid matters.

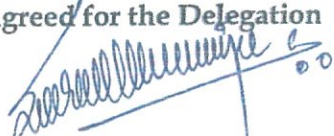
S. No.	Name of Authorized Person	Specimen Signature (In Full)	Specimen Signature (In Short)
1.	Mr. Sourav Mukherjee		

For **KFin Technologies Limited**
(Formerly known as KFin Technologies Private Limited)


Sreekanth Nadella
(Whole time Director & CEO)

Date: April 28, 2022
Place: Hyderabad

Agreed for the Delegation


Name : **Sourav Mukherjee**
(Designation: Global Head - PMO and FMS)
Verified by

Vivek Mathur
(Chief Financial Officer)

SI No- KFTL/DOP/AP/APR-01

KFin Technologies Limited
(Formerly known as KFin Technologies Private Limited)

Registered & Corporate Office:

Selenium, Tower B, Plot No- 31 & 32, Financial District, Nanakramguda,
Serilingampally Hyderabad Rangareddi, Telangana – 500032, India

CIN: U72400TG2017PLC117649

Joint SubRegistrar2
Ranga Reddy (R.O)

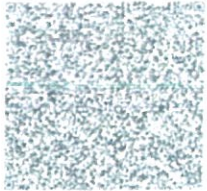
Bk - 1, CS No 13787/2023 & Doct No
13307/2023. Sheet 11 of 12

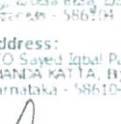
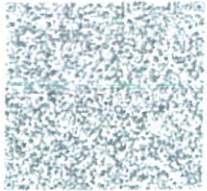


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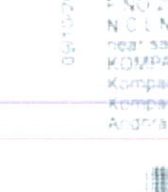
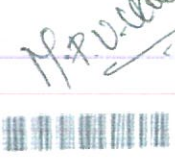


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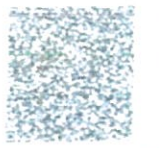
 భారత ప్రభుత్వం Government of India	 సయద్ వసీమ్ అక్తర్ Sayed Waseem Akhtar పుట్టిన తేదీ DOB: 07/08, 1981 పురుషుడు / MALE	
3832 9870 3465 VID : 9170 2877 1832 2205		
నా ఆధార్, నా గుర్తింపు		

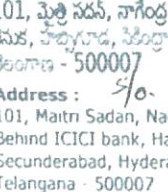
 భారత ప్రభుత్వం Government of India	 సయద్ సయీద్ ఇబ్రహీం S.O. Sayed Iqbal Pushaj, #1701/C, JM ROAD, BHANDA KATTA, Bapuri, Bapuri, Karnataka - 586104	
3832 9870 3465 VID : 9170 2877 1832 2205		
1847 Help@uidai.gov.in www.uidai.gov.in		

 భారత ప్రభుత్వం GOVERNMENT OF INDIA	 మంథేనా ఫణేంద్ర వెంకట వర్మ Manthana Phanendra Venkata Varma పుట్టిన తేదీ DOB: 18/10/1973 పురుషుడు / Male	
9738 5591 2404		

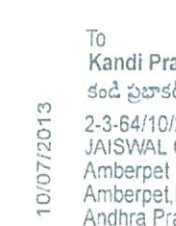
 భారత ప్రభుత్వం GOVERNMENT OF INDIA	 మంథేనా భాస్కర్ రాజు S O Manthana Bhaskar Raju F NO 104 SA1 GLOBAL NIVAS NOBLE ENCLAVE N O L NORTH near sa chaitanya college KOMPALLY Kompally Kompally Andhra Pradesh - 500014	
10/07/2013		

LESSEE

 భారత ప్రభుత్వం GOVERNMENT OF INDIA	 శౌరవ్ ముఖర్జీ Sourav Mukherjee పుట్టిన తేదీ DOB: 18/10/1973 పురుషుడు / MALE	
4751 7470 8669 VID : 9107 9097 8655 9030		

 భారత ప్రభుత్వం GOVERNMENT OF INDIA	 101, మైత్రీ సదన్, నాగేంద్ర కాలనీ, చినపాపి బ్యాంక్ మేక, హబ్సిగూడ, హైదరాబాద్, తెలంగాణ - 500007 Address : S/O. S. R. Mukherjee 101, Maitri Sadan, Nagendra Colony, Behind ICICI bank, Habsiguda, Secunderabad, Hyderabad, Telangana - 500007	
4751 7470 8669 VID : 9107 9097 8655 9030		

 భారత ప్రభుత్వం Government of India	 కండి ప్రభాకర్ రెడ్డి Kandi Prabhakar Reddy పుట్టిన సంవత్సరం / Year of Birth: 1974 పురుషుడు / Male	
3287 6953 9204		

 భారత ప్రభుత్వం GOVERNMENT OF INDIA	 కండి ప్రభాకర్ రెడ్డి Kandi Prabhakar Reddy పుట్టిన తేదీ DOB: 2-3-64/10/24 1FLOOR KAMALA NILAYAM JAISWAL COLONY Amberpet Amberpet, Hyderabad Andhra Pradesh - 500013	
10/07/2013		

సమోదు సంఖ్య / Enrollment No. : 1027/28203/00049

ఆధార్ - సామాన్య ని హక్కు

అధికారి

Bk - 1, CS No 13787/2023 & Doct No
13307/2023. Sheet 12 of 12 Joint Sub Registrar2
Ranga Reddy (R.O)



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Online Challan Proforma [SRO copy]

Online Challan Proforma [Citizen copy]

Registration & Stamps Department
Government of Telangana

Registration & Stamps Department
Government of Telangana

Challan No: 803H2A240823

Challan No: 803H2A240823

Bank Code : YESB

Payment : NB

Bank Code : YESB

Payment : NB

Remitter Details

Name MR. SYED WASEEM AKHTAR
PAN Card No AACCJ3243P
Aadhar Card No
Mobile Number *****561
Address HYDERABAD

Executant Details

Name JMKGEC REALTORS PVT LTD AND
OTHERS
Address SECUNDERABAD

Claimant Details

Name KFIN TECHNOLOGIES LIMITED
Address HYDERABAD

Document Nature

Nature of Document Lease Deed
Property Situated in(District) RANGAREDDY
SRO Name RANGA REDDY (R.O)

Amount Details

Stamp Duty 381860
Transfer Duty 0
Registration Fee 38500
User Charges 1000
Mutation Charges 0
Haritha Nidhi 50
TOTAL 421410
Total in Words Four Lakh Twenty One Thousand
Four Hundred Ten Rupees Only
Date(DD-MM-YYYY) 24-08-2023

Transaction Id 0420397675529

Stamp & Signature

Remitter Details

Name MR. SYED WASEEM AKHTAR
PAN Card No AACCJ3243P
Aadhar Card No
Mobile Number *****561
Address HYDERABAD

Executant Details

Name JMKGEC REALTORS PVT LTD AND
OTHERS
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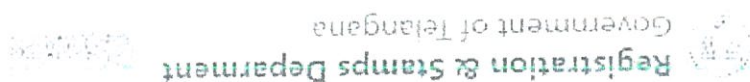
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Stamp & Signature

10-Page
mobile: 9246165561

ID: XDFW 23380671

e- STAMPS Document Registration eChallan Slip



Registration & Stamps Department

Remitter / SRO / District-Registrar Details

MR. SYED WASEEM AKHTAR

*****561

803H2A240823

L1bNU

Name

Mobile Number

Challan Number

PassCode



Government of Telangana

Registration and Stamps Department

Transaction Summary

Transaction No.: XDFW23380471

Lessor Details

Sl.No	Name	Relation Name	Gender	Occupation/ Designation	PAN No./ Form- 60/61	Address
1	JMKGEC REALTORS PRIVATE LIMITED	SAYED IQBAL PASHA	Male	SERVICE	Form- 60/61	5-2-223, GOKUL, DISTILLERY ROAD, SECBAD, HYDERABAD, HYDERABAD, TELANGANA, 500003.
2	SDNMKJ REALTY PRIVATE LIMITED	SAYED IQBAL PASHA	Male	SERVICE	Form- 60/61	-2-223, GOKUL, DISTILLERY ROAD, SECBAD, HYDERABAD, HYDERABAD, TELANGANA, 500003.

Lessee Details

Sl.No	Name	Relation Name	Gender	Occupation/ Designation	PAN No./ Form- 60/61	Address
1	KFIN TECHNOLOGIES LIMITED	SSSS	Male	SERIVCE	Form- 60/61	31 AND 32, SELENIUM TOWER-B, NANAKRAMGUDA, SRILINGAMPALLE, RANGAREDDY, TELANGANA, 500032, FINANCIAL DISTRICT HYDERABAD.

Details of the Property

Type of Transaction : Lease Deed

ULB Name : GHMC District : RANGAREDDY
 SRO : RANGA REDDY (R.O) Ward : 0
 Block : 1 Locality : NANAKRAMGUDA

S.No.	Survey No.	Plot/Flat/House No.	Area/UDS in Square Yards	Built up area in Square Feet
1	115/22	31P,32P / 0	958	26480

Payment Details

Charge Type	Amount (In Rupees)
Final Chargeable Value	19107805
Market Value	0
Stamp Duty	382156
Transfer Duty	0
Registration Fees	45370
Mutation Charges	0
User Charges	500
Total Amount	428026

