

Government of Telangana Registration And Stamps Department

4506/25

Payment Details - Citizen Copy - Generated on 10/04/2025, 01:33 PM

Receipt No: 4811

Receipt Date: 10/04/2025

SRO Name: 1504 Medchal (R.O)

Name: SOHAM MODI

CS No/Doct No: 4589 / 2025

Challan No:

E-Challan No: 728FWN090425

Transaction: Lease Deed

Challan Dt:

E-Challan Dt: 09-APR-25

Chargeable Value: 15097000

DD No:

DD Dt:

Bank Branch:

E-Challan Bank Branch:

Bank Name:

E-Challan Bank Name: YESB

Account Description

Amount Paid By

Cash

Challan

DD

E-Challan

Registration Fee

30200

Deficit Stamp Duty

301740

User Charges

1000

332940

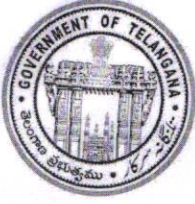
Total:

In Words: RUPEES THREE LAKH THIRTY TWO THOUSAND NINE HUNDRED FORTY ONLY

Prepared By: NARESH

RETURNED

JOINT SUB-REGISTRAR - II
R.O. Medchal - Medchal Dist
Signature by SR



Government of Telangana
Registration And Stamps Department

6506/25

SRO Name: 1504 Medchal (R.O)

Payment Details - Citizen Copy - Generated on 10/04/2025, 01:34 PM

Receipt No: 4812

Receipt Date: 10/04/2025

Name: SOHAM MODI

Transaction: Lease Deed

CS No/Doct No: 4589 / 2025

Chargeable Value: 0

Challan No:

E-Challan No: D86ILN100425

Bank Name:

DD No:

DD Dt:

Challan Dt:

E-Challan Dt: 10-APR-25

E-Challan Bank Name: YESB

Bank Branch:

E-Challan Bank Branch:

Account Description

Amount Paid By

User Charges

Cash

Challan

DD

E-Challan

Total:

1000

In Words: RUPEES ONE THOUSAND ONLY

1000

Prepared By: NARESH

RETURNED

JOINT SUB-REGISTRAR, N
R.O. Medchal - Malkajgiri Dist

Signature by SR

W

[SCANNED]

4506/2025

(ORIGINAL)



తెలంగాణ తెలంగాణ TELANGANA

Tran Id: 250402193351560820
Date: 02 APR 2025, 07:38 PM
Purchased By:
Y ANJIAH
S/o LATE Y LINGAIAH
R/o HYDERABAD
For Whom
MC MODI EDUCATIONAL TRUST

D. Srinivas RAO
BH 799191
DUSA SRINIVAS RAO
LICENSED STAMP VENDOR
Lic. No. 23/98
Ren.No. 23/23
12-11-696, WARASIGUDA,
SECUNDERABAD
Ph 9247420863

LEASE AGREEMENT

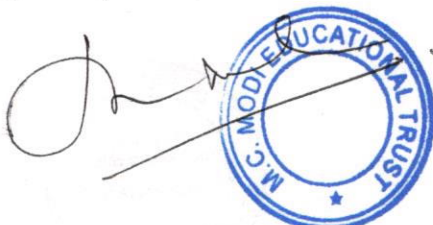
This Lease Agreement executed at Hyderabad on this the 3rd day of April, 2025 by and between:

1. M/s. M.C. Modi Educational Trust, a registered trust under 1882 Act, having its registered office at 5-4-187/3&4, II Floor, Soham Mansion, M.G. Road, Secunderabad – 500 003 (PAN no. AAATM5488Q), represented by its Trustee Mr. Soham Modi, hereinafter referred to as the Lessor.
2. M/s. Pranaam Healthcare and Lifestyle Pvt. Ltd., having its office at 1-58/6/40 & 41, Madinaguda, Miyapur, Hyderabad 500050, represented by Dr Manish Gour Managing Director, hereinafter referred to as the Lessee.

AND

3. Medtech Society (MTS), a society registered with the Registrar of Societies, Registration and Stamps Department, Visakhapatnam, Andhra Pradesh vide bearing 185/2022, dated 19.03.2022, having its office at I-Hub, Ground floor, AMTZ campus, Pragati Maidan, VM Steel Project S.O., Visakhapatnam - 530031, Andhra Pradesh, India, represented by, Ms. Suneeta Rani Panda, President, hereinafter referred to as the Confirming Party.

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



Suneeta

Presentation Endorsement:

Presented in the Office of the Sub Registrar, Medchal (R.O) along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 30200/- paid between the hours of _____ and _____ on the 10th day of APR, 2025 10th day of APR, 2025 by Sri Soham Modi

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

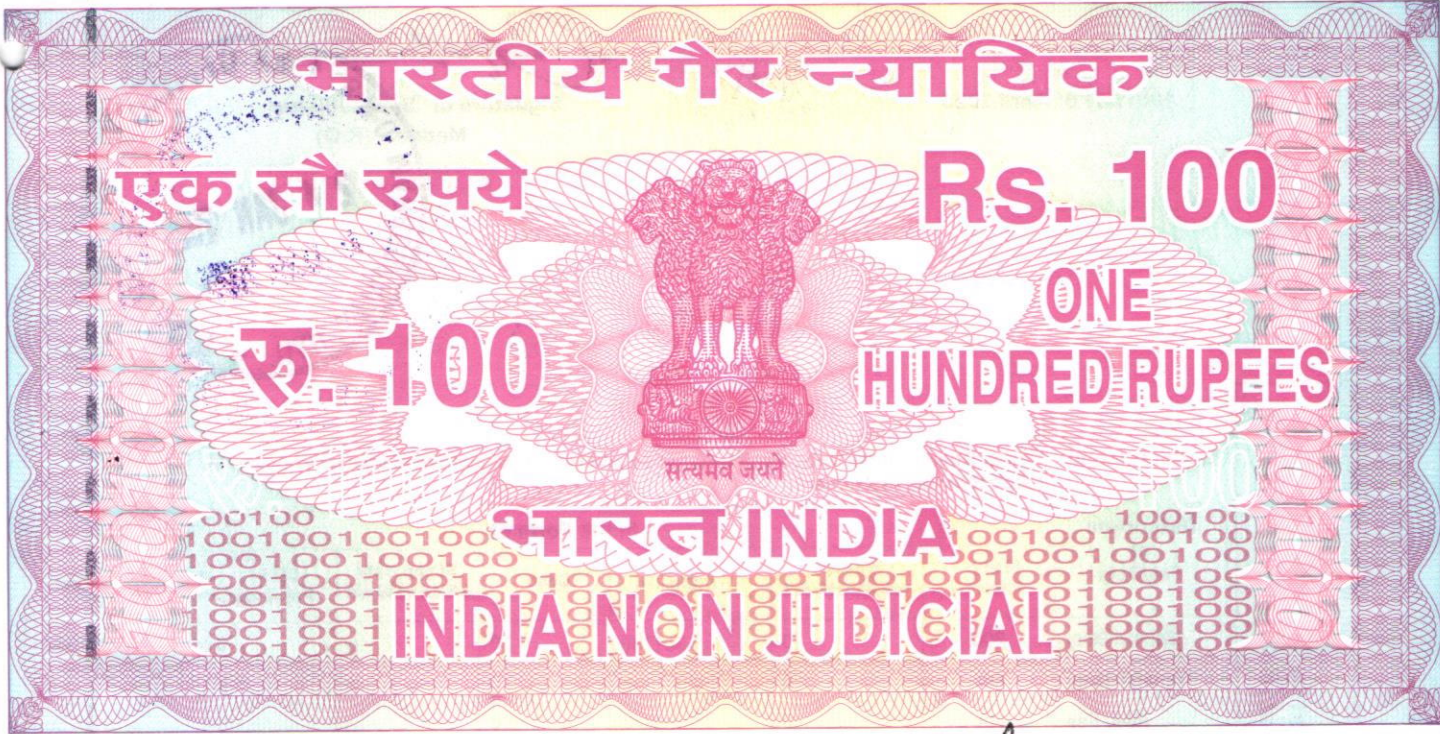
SI No	Code	E-kyc Details as Received from UIDAI	Photo	Thumb Impression/ Signature
1	LE	Aadhar No XXXXXXXX3264 NAME: SUNEETA RANI PANDA C/O PAVAN KUMAR PATRO PENDURTHI, PENDURTHI, VISAKHAPATNAM, ANDHRA PRADESH, 530047	 SUNEETA RANI PAND [1504-1-2025-4589]	 24 JAN 2025 Suneeta
2	LE	Aadhar No XXXXXXXX1362 NAME: MANISH GOUR C/O BIMAN BEHARI GOUR LINGAMPALLI, SERILINGAMPALLY, K.V. RANGAREDDY, TELANGANA, 500019	 MANISH GOUR (MD): [1504-1-2025-4589]	 M/S.PRANAAM HEALTHCARE AND LIFESTYLE PVT LTD REP BY:-MANISH GOUR (MD) S/O. B BEHARI GOUR 1-58/6/40 & 41 MADINAGUDA, MIYAPUR HYDERABAD VILL., HYDERABAD MDL., HYDERABAD DIST., TELANGANA, 500050, HYD Manish
3	LR	Aadhar No XXXXXXXX4389 NAME: SOHAM SATISH MODI S/O SATISH MODI KHAIRATABAD, KHAIRATABAD, HYDERABAD, TELANGANA, 500034	 SOHAM MODI (TRUS [1504-1-2025-4589]	 M/S.M C MODI EDUCATIONAL TRUST REP BY:-SOHAM MODI (TRUSTEE) S/O. LATE SATISH MODI 5-4-187/3 AND 4, 2 FLOOR, SOHAM MANSION, M G ROAD, SECUNDERABAD Soham

Identified by Witness:

SI No	E-kyc Details as Received from UIDAI	Photo	Thumb Impression/Signature
1	Aadhar No: XXXXXXXX3465 NAME: SAYED WASEEM AKHTAR S/O SAYED IQBAL PASHA Bijapur, Bijapur, Karnataka, 586104	 SAYED WASEEM AKT [1504-1-2025-4589]	 SAYED WASEEM AKHTAR KARNATAKA Sayed Waseem
2	Aadhar No: XXXXXXXX2658 NAME: ANNIE STANLEY THAKORE W/O STANLEY SHANTILAL THAKORE Vihel, Chorasi, Surat, Gujarat, 395005	 ANNIE STANLEY T::1 [1504-1-2025-4589]	 ANNIE STANLEY T GUJARAT Annie Stanley Thakore

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తెలంగాణ తేలంగానా TELANGANA

Tran Id: 250402193351560820
Date: 02 APR 2025, 07:38 PM
Purchased By:
Y ANJALIAH
S/o LATE Y LINGAIAH
R/o HYDERABAD
For Whom
MC MODI EDUCATIONAL TRUST

DUSA SRINIVAS RAO
LICENSED STAMP VENDOR
Lic. No. 23/98
Ren.No. 23/23
12-11-696, WARASIGUDA,
SECUNDERABAD
Ph 9247420863

WHEREAS:

- The Lessor is the absolute owner of the property, description of which is given in Annexure A (hereinafter referred to as the Scheduled Property) and more fully described in the schedule and the plan attached herein.
- The Lessor became owner of the Scheduled Property by way of registered sale deed, details of which are given in Annexure A.
- The Lessee has requested the Lessor to grant on lease the Scheduled Property for business use and the Lessor has agreed to give on lease on the terms and conditions specified hereunder.

NOW THEREFORE IN CONSIDERATION OF THE MUTUAL COVENANTS AND PROMISES SET OUT HEREIN, THE SUFFICIENCY OF WHICH IS ACKNOWLEDGED BY BOTH PARTIES, IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS:

- The Lessee shall pay rent, details of which are given in Annexure A to the Lessor on or before the 10th of the month, in advance. The Lessee shall pay a security deposit, details of which are given in Annexure A, which shall be refunded by the Lessor to the Lessee at the time of vacating and satisfactory handing over of the Scheduled Property, subject to deductions of outstanding dues. The Lessee shall not be entitled to any interest on the security deposit lying with the Lessor. The Lessee shall not be entitled to adjust the arrears of rent or other charges against the security deposit at the time of vacating the Scheduled Property or at any other time.

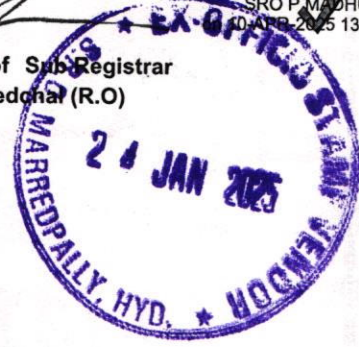

MC MODI EDUCATIONAL TRUST


Madinaguda
Miyapur,
Hyderabad-50

10th day of April,2025

Signature of Sub Registrar
Medchal (R.O)

Biometrically Authenticated by
SRO P.MADHUBABU
10-APR-2025 13:36:50



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

Description of Fee/Duty	In the Form of						Total
	Stamp Papers	Challan u/S 41 of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	
Stamp Duty	200	0	301740	0	0	0	301940
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	30200	0	0	0	30200
User Charges	NA	0	2000	0	0	0	2000
Mutation Fee	NA	0	0	0	0	0	0
Total	200	0	333940	0	0	0	334140

Rs. 301740/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 30200/- towards Registration Fees on the chargeable value of Rs. 15096700/- was paid by the party through E-Challan/BC/Pay Order No ,728FWN090425,D86ILN100425 dated ,09-APR-25,10-APR-25 of ,YESB/,YESB/

Online Payment Details Received from SBI e-Pay :

(1). AMOUNT PAID: Rs. 332990/-, DATE: 09-APR-25, BANK NAME: YESB, BRANCH NAME: , BANK REFERENCE NO: 2839844518115,PAYMENT MODE:NB-1001138,ATRN:2839844518115,REMITTER NAME: MR. SOHAM MODI,EXECUTANT NAME: M C MODI EDUCATIONAL TRUST,CLAIMANT NAME: PRANAAM HEALTHCARE AND LIFESTYLE PVT LTD). (2). AMOUNT PAID: Rs. 1000/-, DATE: 10-APR-25, BANK NAME: YESB, BRANCH NAME: , BANK REFERENCE NO: 9340489743323,PAYMENT MODE:NB-1001138,ATRN:9340489743323,REMITTER NAME: MR. SOHAM MODI,EXECUTANT NAME: M C MODI EDUCATIONAL TRUST,CLAIMANT NAME: PRANAAM HEALTHCARE AND LIFESTYLE PVT LTD).

Date:

10th day of April,2025

Signature of Registering Officer
Medchal (R.O)

Certificate of Registration

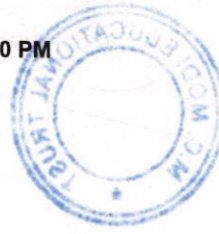
Registered as document no. 4506 of 2025 of Book-1 and assigned the identification number 1 - 1504 - 4506 - 2025 for Scanning on 10-APR-25 .

Registering Officer
Medchal (R.O)
(P Madhu Babu)

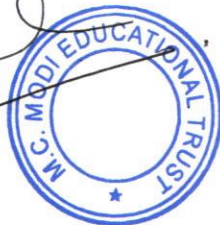
Bk - 1, CS No 4589/2025 & Doct No 4506/2025. Sheet 2 of 22 Sub Registrar Medchal (R.O)

Note:- This Document is Registered alongwith original & Duplicate

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2. The lease shall be for a period, details of which are given in Annexure A. This agreement of lease between the said Lessor and the said Lessee can be terminated by the Lessee with an advance notice, details of which are given in Annexure A. However, the Lessee shall not be entitled to terminate the lease in the middle of the English calendar month. Further, the Lessee shall not be entitled to terminate the lease during the lock-in period, details of which are given in Annexure – A.
3. The lease period or duration of lease given in Annexure – A shall commence from the Lease Commencement Date given in Annexure - A. The Lessor agrees to provide a Rent Free Period to the Lessee in order for the Lessee to complete its works in the Scheduled Property, which the Lessor and Lessee have mutually agreed to and that the rent shall commence from the Rent Commencement Date given in Annexure -A.
4. The Lessor and the Lessee hereby agree to register this lease agreement within a period of 30 days from the date of this agreement. The expenses of stamp duty and registration charges of this agreement in duplicate and all other incidental expenses shall be borne by the Lessor & Lessee equally.
5. The Lessor shall provide/ install a separate metered commercial electric power supply. The Lessee shall pay and bear the electricity consumption charges apart from the rent. The Lessee shall also pay the additional consumption charges that may be levied from time to time by the electricity department. However, the Lessor agrees to refund such additional consumption charges paid by the Lessee upon expiry or termination of this lease, apart from the security deposit.
6. The Lessee shall maintain the Scheduled Property at its cost which includes the cost of provision of security guards, housekeeping services, gardening services, etc. Further, the Lessee shall maintain all equipment provided by the Lessor, like generators, lifts, pumps, lights, LT panels, firefighting system, etc., at its cost including payment of annual maintenance charges for such equipment. The Lessee shall take up minor repairs including periodic colour wash at its cost. However, the Lessor shall be responsible for repair and maintenance in case of structural defects. Further, the Lessor shall repair any leakage/seepage at its cost. The Lessor and Lessee shall cooperate with each other to ensure that all statutory licenses/NOC/approvals are kept updated, which include fire NOC, lift license, CEIG, etc.
7. The Lessee shall handover the Scheduled Property, upon termination or expiry of the lease, to the Lessor along with all equipment provided by the Lessor in proper working condition, subject to normal wear and tear. The Lessor shall be entitled to deduct the cost of any damage to Scheduled Property from the security deposit.
8. The Lessee shall utilize the Scheduled Property for the purposes of running a hospital and/or medical care facility, but shall not use the said portion for residential or any illegal/immoral activity.
9. The Lessee shall not sub-let any portion of the Scheduled Property or transfer the rights under the lease in favour of any third party, without prior written permission from the Lessor. The Lessor shall not unreasonably withhold such permission.







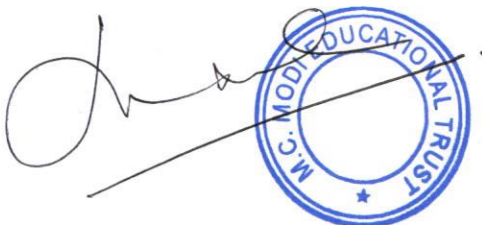
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4506/2025. Sheet 3 of 22 Sub Registrar
Medchal (R.O)



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10. The Lessee has and shall continue to maintain throughout the term of the lease all governmental approval, licenses, permissions, etc., which may be necessary for running the Hospital in Schedule Property. The Lessee shall be solely responsible and liable for all consequences including claims, damages, penalties, levies, fines, impositions etc. arising out of non-compliance thereof or for any action by any governmental authority in this regard.
11. The Lessee shall enhance the rent periodically as per details given in Annexure - A.
12. The Lessee shall permit the Lessor or anyone authorized by the Lessor to inspect the Scheduled Property, with prior approval of the Lessee. However, the Lessee shall not unreasonably withhold such an approval.
13. The Lessee shall be additionally liable to pay all taxes, levies, charges like GST on the rent paid to the Lessor, that are payable or shall become payable to any government or statutorily authority from time to time as applicable.
14. The Lessee shall be entitled to deduct TDS on the rent payable to the Lessor at applicable rates. However, Lessee shall provide proof of payment of the TDS deducted within 90 days of such a deduction, failing which the Lessor shall be entitled to recover the same as arrears of rent.
15. The Lessor shall periodically raise GST invoices for the rentals receivable by it and issue receipts for payments received from the Lessee.
16. The Lessor shall pay the property taxes pertaining to the Scheduled Property.
17. The Lessor agrees not to cause any hindrance to the Lessee in the enjoyment of the Scheduled Property provided the Lessee observes all the covenants without defaults as specified above.
18. The Lessor agrees to allow the Lessee to remove the furniture, fixtures, electrical fittings, false ceiling, air conditioning and any other such items that the Lessee may installed at its cost at the time of vacating the Scheduled Property on the expiry of the lease or on termination of the lease.
19. Other terms and conditions:
 - 19.1. The details of the work that shall be taken up by the Lessor at its cost is given in Annexure B attached herein. The Scheduled Property shall be deemed to be completed in all respects, by the Lessor, on completion of the works mentioned in Annexure B. The lease commencement date (LCD) shall commence from the date of completion of these works or the LCD date mentioned in Annexure A, herein whichever is later.
 - 19.2. The details of the work that shall be taken up by the Lessee at its cost is given in Annexure C herein.



A handwritten signature in black ink is written over a circular blue stamp. The stamp contains the text "M.C. MODI EDUCATIONAL TRUST" around the perimeter and a small star at the bottom.



A handwritten signature in blue ink is written over a circular blue stamp. The stamp contains the text "Pranam Healthcare And Lifestyle Pvt. Ltd." around the perimeter, with "Madinaguda, Miyapur, Hyderabad" in the center.



A handwritten signature in black ink is written over a circular blue stamp. The stamp contains the text "TECH SOCIETY" around the perimeter and "15 of 2022" in the center.

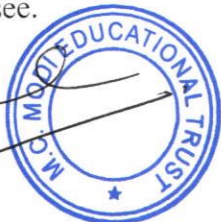
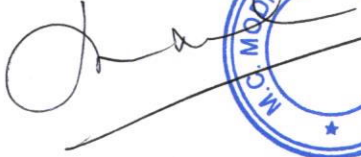
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Medchal (R.O)



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- 19.3. The details of the plans of the Scheduled Property are given in Annexure D1 (site plan), Annexure D2 (stilt floor plan), Annexure D3 (first floor plan), Annexure D4 (second floor plan) Annexure D5 (third floor plan) and Annexure D6 (fourth floor plan).
- 19.4. The schedule of payment of security deposit and rent are given in Annexure E.
- 19.5. The name of the Scheduled Property shall always remain as, 'Manilal Modi Memorial Building' and the name cannot be changed. However, the Lessee shall be free to brand the proposed hospital /business that it proposes to run in the Scheduled Property. The Lessor shall if required, issue NOC for such branding by the Lessee.
- 19.6. The Lessor shall be entitled to raise loans from banks and financial institutions against mortgage/charge/rent discounting of the Scheduled Property. The Lessee shall not raise any objections on this count, provided that the rights and interests of the Lessee under this agreement are not impacted and/or effected in any manner. The Lessee shall provide NOC or letter of confirmations for the said purpose to banks/financial institutions confirming this understanding and/or to deposit rents in a designated bank account. The Lessee shall not be required to provide any guarantee to such banks/financial institutions and/or be liable in any way to repay such loans taken by the Lessor.
20. The Confirming Party has reached an understanding with the Lessee wherein the Confirming Party is helping the Lessee in procuring furniture, fixtures, equipment, consumables, etc., that are required for setting up a fully functional hospital with the aim and objective of setting up a hospital wherein the furniture, fixtures, equipment, consumables, etc., are 'Made in India'. The Confirming Party is making substantial financial commitments in setting up the hospital, including arranging secured debt and vendor financing for the Lessee. Accordingly, in order to protect the interest of the Confirming Party, all the parties herein have agreed to the following:
- 20.1. The Confirming Party shall have the first right of refusal to take the Schedule Property on lease on the same terms and conditions, for the balance period of the lease term in case:
- 20.1.1. The Lessee is unable to meet its obligation to the Lessor and is in default in payment of rent and other charges for over 60 days.
- 20.1.2. The Lessee wishes to terminate the lease after the lock-in period.
- 20.1.3. The Lessee and Confirming Party mutually agree to transfer the lease in favor of the Confirming Party.
- 20.2. The Lessor shall cooperate with the Confirming Party to transfer the lease in favour of the Confirming Party for the balance period of the lease by way of a novation agreement and/or by way of executing a fresh lease.
- 20.3. The Confirming Party shall be entitled to transfer the lease in its favour only upon clearances of the outstanding dues payable by the Lessee to the Lessor.
- 20.4. The Lessor shall not be liable for any differences or disputes that may arise between the Lessee and the Confirming Party, and they assure the Lessor that the Lessee shall continue to meet its obligation towards the Lessor as given in this agreement. In case the lease is transferred to the Confirming Party, the Confirming Party shall be liable to meet the obligations of the Lessee to the Lessor in place of the Lessee.



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4506/2025. Sheet 5 of 22 Sub Registrar
Medchal (R.O)



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21. This Deed shall be governed and interpreted by, and construed in accordance with the laws of India. The Courts at Hyderabad falling within the registered office of the Lessor shall have the exclusive jurisdiction to preside over disputes arising out of this Agreement.
22. In the event of any dispute between the Parties, if the Parties are unable to amicably settle the such dispute within 30 days, the disputes shall be referred to arbitration. The arbitration shall be conducted by sole arbitrator mutually appointed by both the Parties. The arbitration proceedings shall be held in accordance with the provisions of the Arbitration and Conciliation Act, 1996 or any statutory re-enactment or modification thereof for the time being in force. The decision of the arbitrator shall be binding on the Parties. The seat and venue of the arbitration shall be Hyderabad. The proceedings shall be in the English language.
23. Failure of either Party to enforce at any time or for any period of time the provisions hereof shall not be construed to be waiver of any provisions or of the right thereafter to enforce each and every provision hereof.

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

LESSOR:

M/s. M.C. Modi Educational Trust,
represented by Mr. Soham Modi.



LESSEE:

M/s. Pranaam Healthcare and Lifestyle Pvt. Ltd,
represented by Dr Manish Gour, Managing Director.

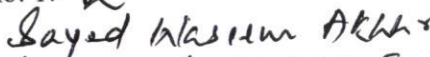


CONFIRMING PARTY:

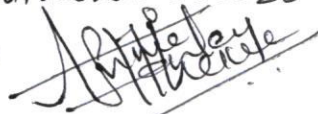
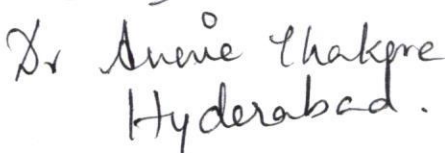
M/s. Medtech Society,
represented by Ms. Suneeta Rani Panda



Witness no. 1:

Name: 
Address: 
10-2-318/1/187888, Faza Gandhi Nagar,
Hyderabad - 500028.

Witness no. 2:

Name: 
Address: 
Dr. Anurag Chakraborty
Hyderabad.

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Medchal (R.O)

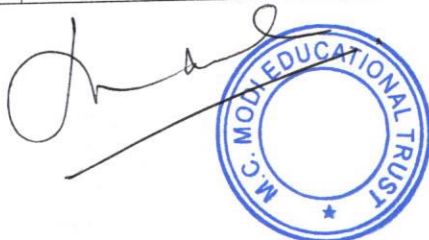


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ANNEXURE – A

Sl. No.		
1.	Description and details of Scheduled Property:	
2.	Description of Scheduled Property:	All that building known as Manilal Modi Memorial Building, consisting of stilt + 4 upper floors on land admeasuring half acre.
3.	Location & address.	Sy. no. 31, Muraharipally Village, Yadaram Grampanchayat, Shamirpet Mandal, Medchal-Malkajgiri District, Telangana. The building is located just off the Hyderabad Karimnaagar Highway.
4.	Boundaries	East: Residential complex known as Bloomdale Residency at Genome Valley West: 40ft Road North: Land belonging to Lessor South: 33ft Road
5.	Details of permit	Building permit was obtained from HMDA permit No. 021447/MED/N1/U6/HMDA/12032019, dated 18-01-2020.
6.	Building name	Manilal Modi Memorial Building.
7.	Area of Schedule Property	Land area – ½ acre. Stilt floor area – 9,634 sft out of which 5,247 sft is earmarked for entrance foyer, ramp, lifts, staircase, security room, ER, CT room, etc., and the balance 4,387 sft has been marked for parking. First floor – 9,345 sft. Second floor – 9,345 sft. Third floor – 9,345 sft. Fourth floor – 9,345 sft. Terrace floor – 848 sft. Total leasable area – 43,475 sft (excludes parking area).
8.	Car parking details	Parking area – 4,387 sft. 18 car parks + 12 two wheeler parking.
9.	Details of ownership:	
10.	Type of deed:	Sale deed.
11.	Document date and no.:	4198/2018 dated 31-03-2018
12.	Registered at SRO:	Medchal-Malkajgiri
13.	Commercial terms	
14.	Monthly rent payable by Lessee to Lessor:	Rs. 25/- per sft per month + GST on 43,475 sft i.e., Rs. 10,86,875 + GST.
15.	Security deposit payable by Lessee to Lessor	The security deposit shall be equal to 3 months rent i.e., INR. 32,60,625. The security deposit shall be paid within 30 days of signing this lease agreement.



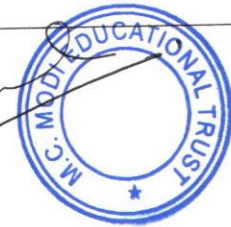
Bk - 1, CS No 4589/2025 & Doct No
4506/2025. Sheet 7 of 22 Sub Registrar
Medchal (R.O)



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16.	Monthly maintenance charges	Nil. Maintenance to be taken care by Lessee, maintenance includes security, housekeeping, gardening, AMC of equipment, diesel charges, minor repairs and maintenance, maintenance of STP, etc.
17.	Rental enhancement	15% every 3 years from RCD.
18.	Lease period:	The lease shall be for an initial period of 9 yrs. The Lessee shall be entitled to renew this lease for a further period of 9 yrs, on the same terms and conditions, however with an advance notice of atleast 3 months. The renewal of lease shall be by way of a separately registered lease.
19.	Notice period for termination of lease	Lessor and Lessee can terminate this lease with an advance notice of three month in writing after the lock-in period.
20.	Lease commencement date (LCD):	1 st July, 2025
21.	Rent free period:	3 months from LCD
22.	Rent commencement date:	3 months from LCD i.e 1 st October 2025.
23.	Lock-in period	5 years.
24.	Details of Lessor	
25.	Name & address:	M/s. M.C. Modi Educational Trust, having its registered office at 5-4-187/3&4, II Floor, Soham Mansion, M.G. Road, Secunderabad – 500 003
26.	Mobile & email:	+91 93475 76914, waseem@modiproperties.com.
27.	PAN no.	AAATM5488Q
28.	GST no.	36AAATM5488Q2ZO
29.	Details of Lessee	
30.	Name & address:	M/s. Pranaam Healthcare and Lifestyle Pvt. Ltd, 1-58/6/40 & 41, Madinaguda, Miyapur , Hyderabad 500050
31.	Mobile & email:	9885828844, ceo@pranaamhospitals.in
32.	PAN no.	AAWCS5267J
33.	GST no.	36AAWCS5267J2ZG







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4506/2025. Sheet 8 of 22 Sub Registrar
Medchal (R.O)



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ANNEXURE – B

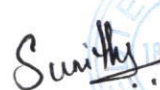
Lessor's scope of work:

1. Provision of VDF flooring for parking areas.
2. Provision of Sewage treatment plant of 50KLD capacity for treatment of sewage for discharge into public sewers as per IS3306:1974 (BOD<350 cmg/liter).
3. Provision of flooring tiles/granite for the entire premises, excluding the parking area.
4. Completion of all bathrooms with tiles, CP & sanitary fittings with plumbing lines.
5. Painting.
6. Provision of electric power supply of upto 125KVA with a transformer of 315KVA.
7. Provision of power backup with a DG – initially 125KVA. Additional generator upto 125KVA to be provided in the future as and when required
8. Provision of main LT panel and one distribution board (VTPN panel) on each floor.
9. Provision of 2 lifts of 15 passenger capacity to accommodate stretcher.
10. Firefighting downcomer with hose reel, hose box, fire extinguishers and 100mm downcomer – Total 2 Nos connected to OHT of 20KL with booster pump. Downcomers shall be provided upto battery limit on each floor.
11. Addressable fire alarm system with one loop of 256 devices. Smoke detector shall be provided – @ 2 per floor next to the downcomer.
12. Doors and windows.
13. Yard hydrant for firefighting.
14. Civil work related to additions and alterations – as per plans that have been finalized.
15. Plumbing lines for the water supply upto the battery limit of every floor.
16. Occupancy certificate.
17. Fire NOC (initial).
18. Permit for power supply including CEIG inspection.










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4506/2025. Sheet 9 of 22 Sub Registrar
Medchal (R.O)



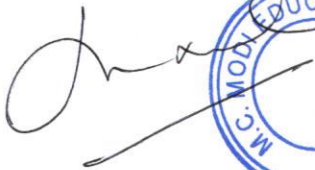
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ANNEXURE - C

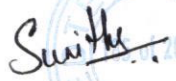
Lessee's scope of work:

1. False ceiling, lighting and distribution of power (including wiring, switches, lights, fans).
2. HVAC including chillers, VRF ACs, AHUs, etc.
3. Oxygen and compressed air.
4. Entire hospital fixtures, furniture and equipment.
5. Sprinklers for firefighting.
6. Smoke detectors and other detectors for firefighting within the leased premises.
7. Access control and CC TV cameras.
8. Building Maintenance.
9. Provision of Effluent Treatment Plant, if required.
10. Tertiary treatment of sewage water for reuse.
11. Plumbing line with the leased premises.
12. Consent for Establishment & Consent for Operation.
13. Fire NOC renewal.
14. CEIG inspection/NOC – for Lessee's scope of work.
15. All statutory permits required for operation of healthcare facility/hospital including periodic permissions.









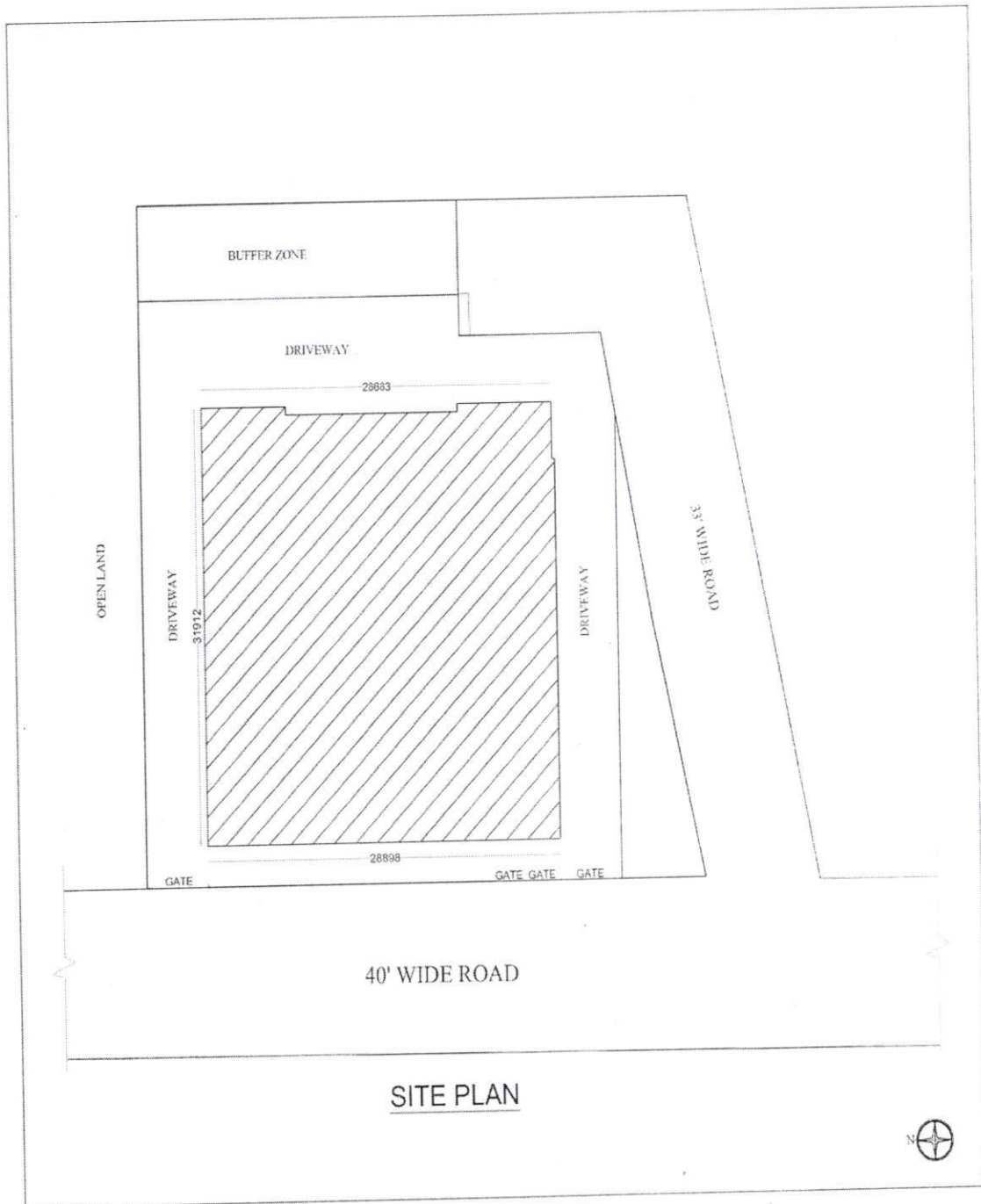

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Medchal (R.O)



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ANNEXURE D1



[Signature]

M.C. MODI EDUCATIONAL TRUST

[Signature]

Pranavm Healthcare And Lifestyle Pvt. Ltd.
Madinaguda,
Miyapur,
Hyderabad-50.

[Signature]

15 of 2022

TECH SOCIETY

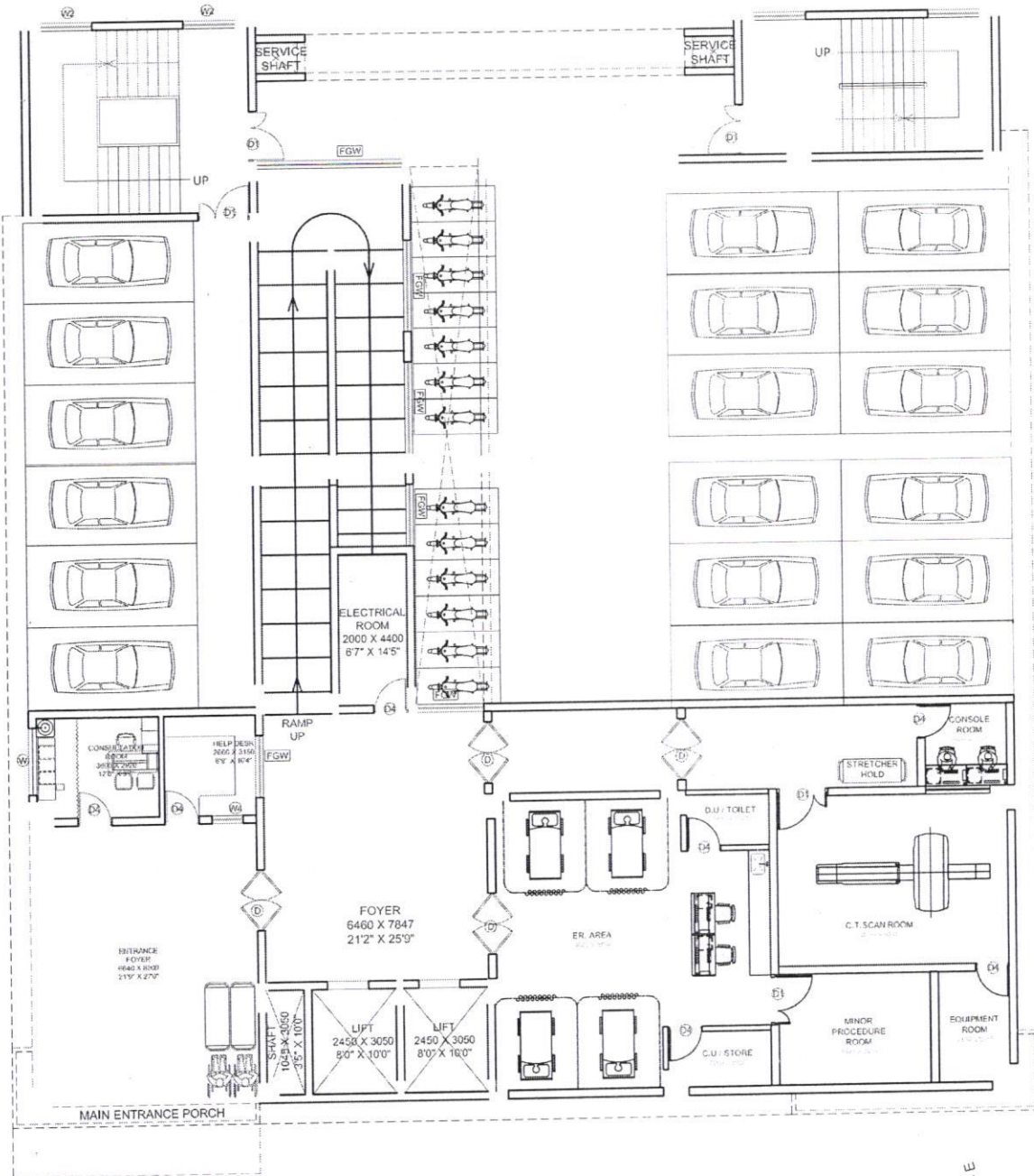
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4506/2025. Sheet 11 of 22 Sub Registrar
Medchal (R.O)



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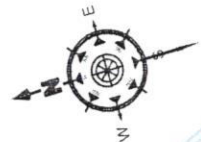


ANNEXURE D2



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GROUND FLOOR



Pranav Healthcare And Lifestyle Pvt. Ltd.
Madinaguda,
Miyapur,
Hyderabad-50

TECH SOCIETY
18th of 2022
[Handwritten signature: Sunithy]

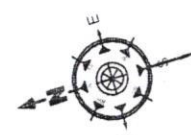
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4506/2025. Sheet 12 of 22 Sub Registrar
Medchal (R.O)



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FIRST FLOOR



Swathy

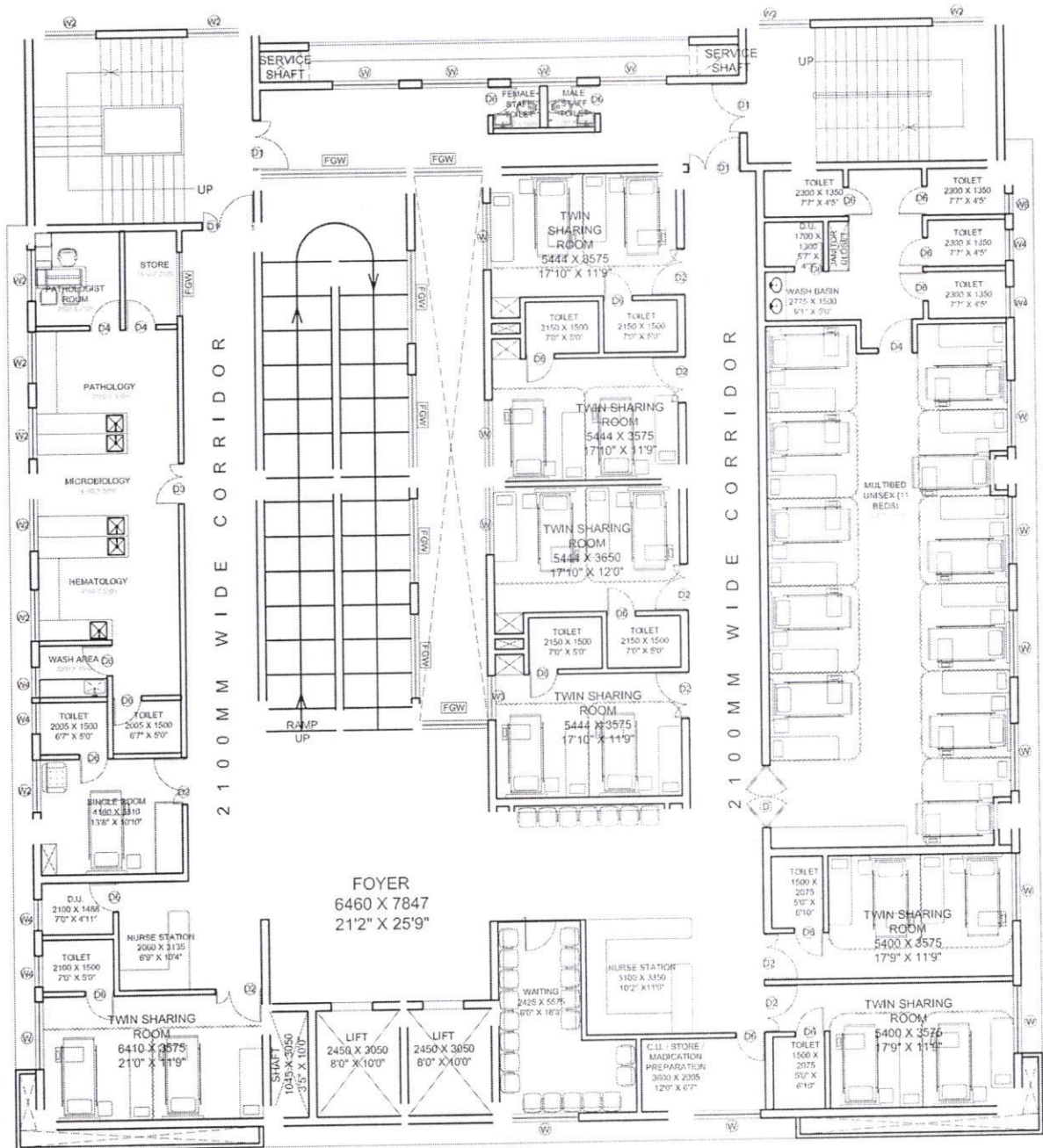
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4506/2025. Sheet 13 of 22 Sub Registrar
Medchal (R.O)



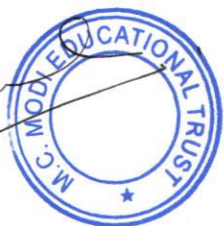
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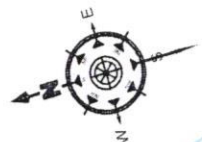
ANNEXURE D4



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SECOND FLOOR



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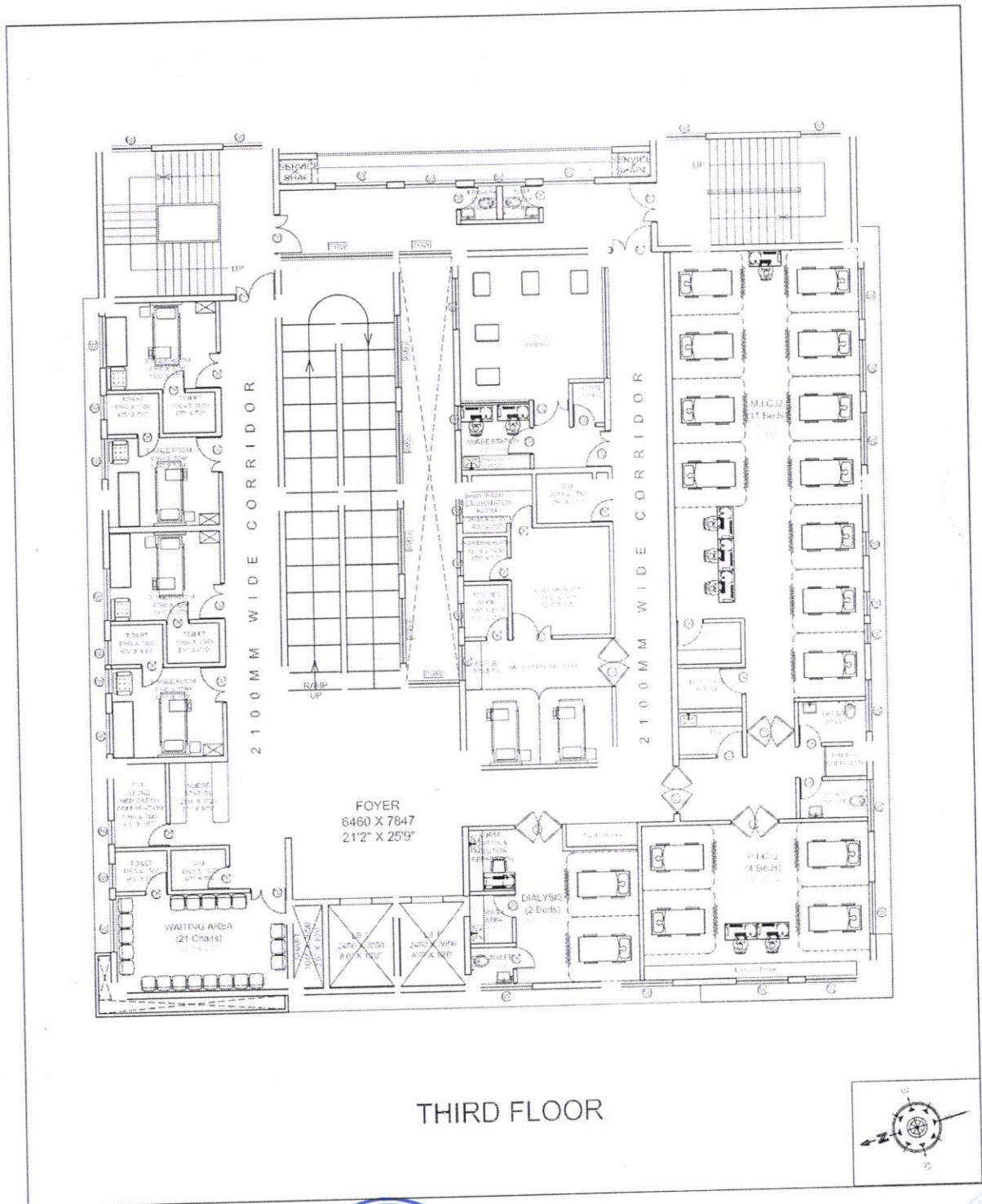
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4506/2025. Sheet 14 of 22 Sub Registrar
Medchal (R.O)



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ANNEXURE D5



THIRD FLOOR

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M.C. MODI EDUCATIONAL TRUST



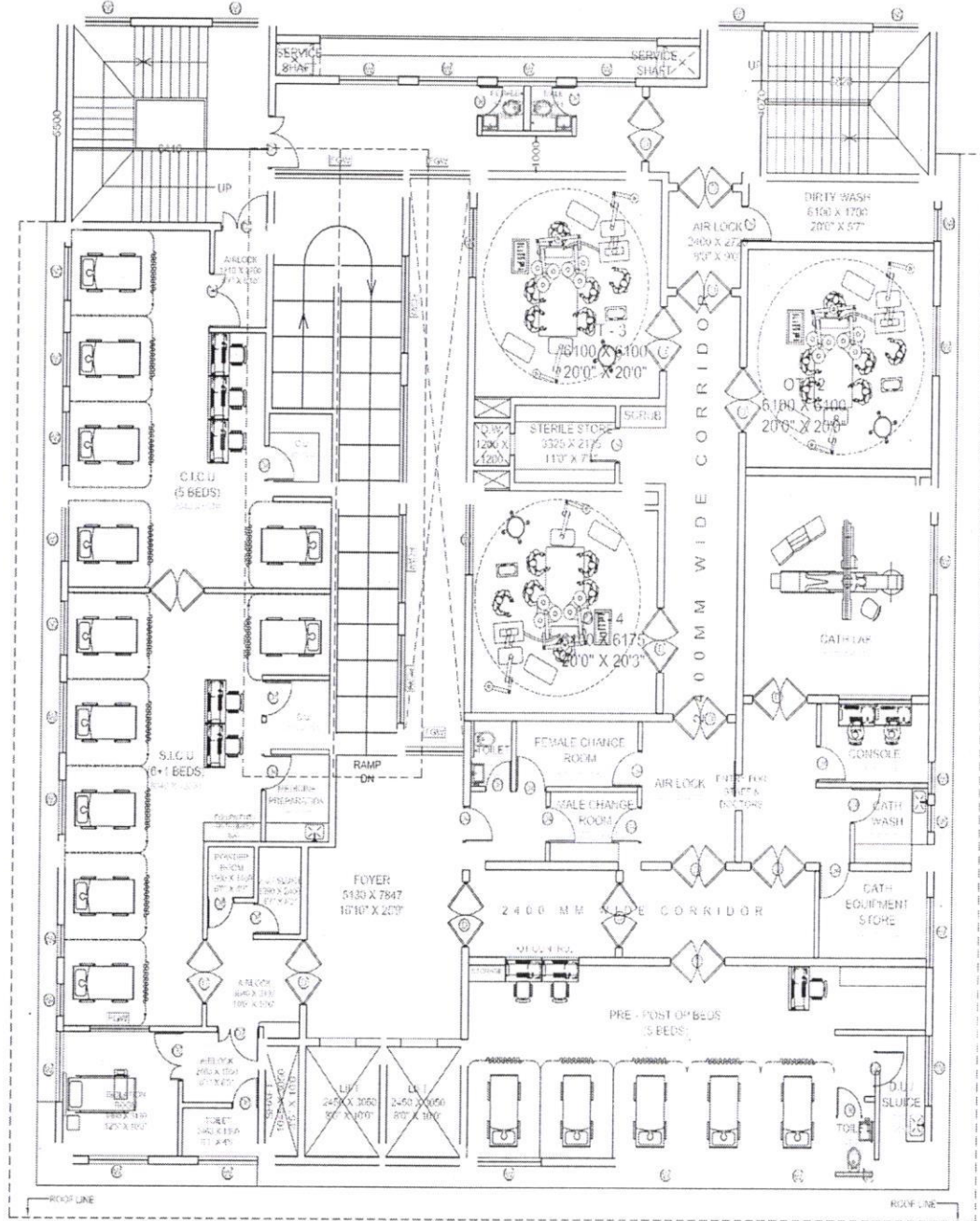
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4506/2025. Sheet 15 of 22 Sub Registrar
Medchal (R.O)



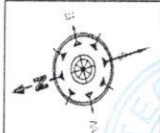
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ANNEXURE D6



FOURTH FLOOR



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M.C. MODI EDUCATIONAL TRUST

Pranav Healthcare And Lifestyle Pvt. Ltd.
Madinaguda,
Miyapur,
Hyderabad-50.

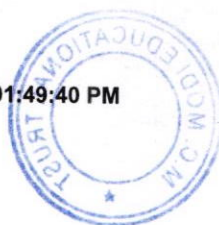
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Medchal (R.O)



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ANNEXURE - E

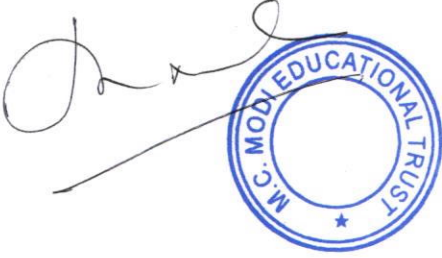
Schedule of payment of security deposit and rent.

Schedule for payment of Refundable Security Deposit:

S No.	Due-date	Amount
1	Lease agreement execution date	Rs. 32,60,625

Schedule for payment of rent:

S No.	Period	Monthly rent exclusive of GST
1	1 st Oct, 2025 to 30 th Sept, 2026	Rs. 10,86,875
2	1 st Oct, 2026 to 30 th Sept, 2027	Rs. 10,86,875
3	1 st Oct, 2027 to 30 th Sept, 2028	Rs. 10,86,875
4	1 st Oct, 2028 to 30 th Sept, 2029	Rs. 12,49,906
5	1 st Oct, 2029 to 30 th Sept, 2030	Rs. 12,49,906
6	1 st Oct, 2030 to 30 th Sept, 2031	Rs. 12,49,906
7	1 st Oct, 2031 to 30 th Sept, 2032	Rs. 14,37,392
8	1 st Oct, 2032 to 30 th Sept, 2033	Rs. 14,37,392
9	1 st Oct, 2033 to 30 th June, 2034	Rs. 14,37,392



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Medchal (R.O)



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M. C. Modi Educational Trust

5-4-187/3&4, Soham Mansion,
2nd Floor, MG Road,
Secunderabad - 500 003.
Phone: +91-40-66335551

CERTIFIED EXTRACTS OF THE MINUTES OF MEETING OF TRUSTEES OF M/S M. C. MODI EDUCATIONAL TRUST HELD ON THURSDAY THE 01st APRIL 2025 AT REGISTERED OFFICE OF TRUST AT 5-4-187/3 4, SOHAM MANSION, 2ND FLOOR, SECUNDERABAD-500003.

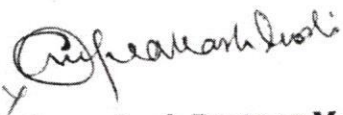
"RESOLVED THAT the Lease Agreement to be entered into between *M.C. Modi Educational Trust (MCMET)* as the Lessor, *M/s. Pranaam Healthcare and Lifestyle Pvt. Ltd.* as the Lessee, and *Medtech Society (MTS)* as the Confirming Party, in respect of the Scheduled Property located in Sy. No. 31, Muraharipally Village, Yadaram Grampanchayat, Shamirpet Mandal, Medchal-Malkajgiri District, Telangana — more particularly described below — be and is hereby approved as per the terms and conditions set out in the said Agreement.

RESOLVED FURTHER THAT the lease shall be for an initial period of 9 years, with an option for the Lessee to renew for a further period of 9 years on the same terms and conditions, subject to providing a written advance notice of at least 3 months, and such renewal shall be executed by way of a separately registered lease deed.

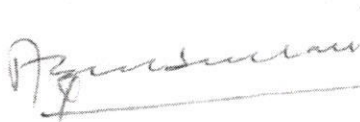
RESOLVED FURTHER THAT Mr. Soham Satish Modi, Trustee of the Trust, be and is hereby authorized to sign, execute and deliver the said Lease Agreement and any related documents on behalf of the Trust, and to do all such acts, deeds, and things as may be necessary to give effect to this resolution.

RESOLVED FURTHER THAT a certified true copy of this resolution be issued to the concerned parties as may be required."

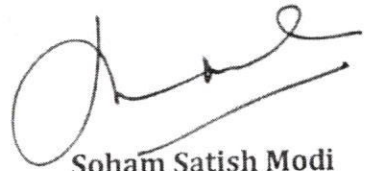
For M C Modi Educational Trust



Omprakash Praveen Modi
Trustee



Ashish Pramod Modi
Trustee



Soham Satish Modi
Trustee

Date: 01.04.2025

Place: Hyderabad

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Medchal (R.O)



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MEDTECH SOCIETY

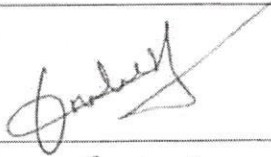
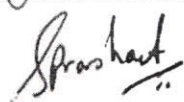
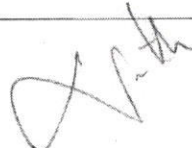
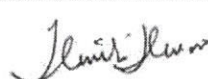
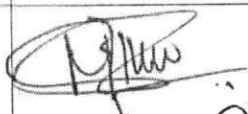
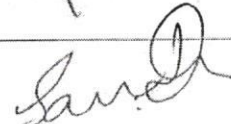
TO WHOMSOEVER IT MAY CONCERN

Authority Letter

Pursuant to the resolution passed at the 18th Governing Body Meeting dated August 30, 2024, Ms. Suneeta Rani Panda, President Medtech Society, be and is hereby authorized, as the case may be, to act on behalf of Medtech Society, a Society registered under the Andhra Pradesh Societies Act, 2001, and also to sign on all the applications, agreements, MoU's, undertakings and such other documents as may be necessary for various purposes pertaining to the activities of the society.

All the actions that are in good faith for the society will be binding on the society and its Governing Body Members.

Signatures of the Governing Body Members of Medtech Society:

Name	Designation	Signatures
Mr. KGU Maheswara Rao	Secretary	
Mr. S Prashant	Vice President	
Mr. Nishanth Kumar	Treasurer	
Dr. Kavita Kachroo	Executive Member	
Dr. Sanjiv Relhan	Executive Member	
Mr. M Srikanth	Executive Member	
Mr. Santosh Kumar Balivada	Executive Member	

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Medchal (R.O)



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MEDTECH SOCIETY

Name	Designation	Signatures
Mr. Mrutunjay Jena	Executive Member	
Dr. Susheela Branham	Executive Member	
Mr. Ch Dilip Kumar	Executive Member	
Mr. Selvam Subramaniam	Executive Member	

Date: 05/10/2024

Place: Visakhapatnam

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Medchal (R.O)



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**PRANAAM HEALTHCARE AND LIFESTYLE PRIVATE LIMITED
(FORMELY KNOWN AS SOLUTIONS365 INDIA PRIVATE LIMITED)**

CIN: U85100TG2015PTC102151

Reg Off: 1-58/6/40 & 41, Madinaguda, Miyapur, Hyderabad, Telangana - 500050
E-mail ID: manishgour@hotmail.com, Phone No: 040 - 23042777

EXTRACT OF THE RESOLUTION PASSED AT THE MEETING OF BOARD OF DIRECTORS OF PRANAAM HEALTHCARE AND LIFESTYLE PRIVATE LIMITED HELD ON TUESDAY 01ST DAY OF APRIL 2025 AT 11.00 A.M. AT THE REGISTERED OFFICE OF THE COMPANY AT 1-58/6/40 & 41, MADINAGUDA, MIYAPUR, HYDERABAD, TELANGANA - 500050.

Lease Agreement between M/s. Pranaam Healthcare and Lifestyle Private Limited, M.C. Modi Educational Trust (MCMET) and Medtech Society (MTS)

"RESOLVED THAT the Lease Agreement to be entered into between M/s. Pranaam Healthcare and Lifestyle Private Limited as the Lessee, M.C. Modi Educational Trust [MCMET] as the Lessor and Medtech Society (MTS) as the Confirming Party, in respect of the Scheduled Property located in Sy. No. 31, Muraharipally Village, Yadaram Grampanchayat, Shamirpet Mandal, Medchal- Malkajgiri District, Telangana be and is hereby approved as per the terms and conditions set out in the said Agreement.

RESOLVED FURTHER THAT the lease shall be for an initial period of 9 years, with an option for the Lessee to renew for a further period of 9 years on the same terms and conditions, subject to providing a written advance notice of at least 3 months, and such renewal shall be executed by way of a separately registered lease deed'

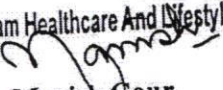
RESOLVED FURTHER THAT any director of the Company be and is hereby authorized to sign, execute and deliver the said Lease Agreement and any other related documents on behalf of the Company, and to do all such acts, deeds, and things as may be necessary to give effect to this resolution.

RESOLVED FURTHER THAT a certified true copy of this resolution be issued to the concerned parties as may be required."

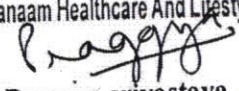
// CERTIFIED TRUE COPY//

FOR PRANAAM HEALTHCARE AND LIFESTYLE PRIVATE LIMITED

For Pranaam Healthcare And Lifestyle Pvt Ltd


Manish Gour
Managing Director
DIN: 02014603

For Pranaam Healthcare And Lifestyle Pvt Ltd


Praggya srivastava
Director
DIN : 01570608

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4506/2025. Sheet 21 of 22 Sub Registrar
Medchal (R.O)



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భారత ప్రభుత్వం
Government of India

అధార్

Issue Date: 03/08/2015



Manish Gour
Marish Gour
పుట్టిన తేదీ/DOB: 28/05/1971
పురుషుడు/ MALE

Manish

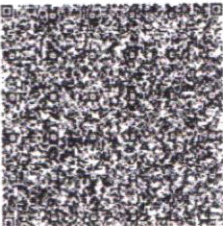
3395 4877 1362
VID : 9165 4354 6078 5368
నా అధార్, నా గుర్తింపు

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
Unique Identification Authority of India

అధార్

వివరాలు:
అధికారి: బి.ఎం. బేహరి గౌర్, ఎన్ నో 1-88/2, తారా నగర్, సెంటింగంపాటి లింగాపేటి, రంగారెడ్డి, తెలంగాణ - 503015

Address:
C/O: Biman Behari Gour, H No 1-88/2, Tara Nagar, Sentingampaty Lingampelli, K.V. Rangareddy, Telangana - 503015



3395 4877 1362
VID : 9165 4354 6078 5368
1947 | help@uidai.gov.in | www.uidai.gov.in

భారత ప్రభుత్వం
Government of India

అధార్

Issue Date: 24/09/2013



Sumitra Kani Panda
పుట్టిన తేదీ/DOB: 24/10/1990
FEMALE

Sumitra

అధార్ అనేది గుర్తింపు ధృవీకరణ మాత్రమే, పౌరత్వం లేదా పుట్టిన తేదీ 35 4 లోని ఏదైనా ఒకటి నిరూపించడానికి ఉపయోగించబడదు (అధార్ ను ప్రమాణీకరించడానికి QR కోడ్ / అధికారి నామ సంకేతం ఉండాలి).

Aadhaar is proof of identity, not of citizenship or date of birth. It should be used with verification (online authentication, or scanning of QR code / offline NMI).

4111 4217 3264
VID : 9124 1181 4741 2181
నా అధార్, నా గుర్తింపు

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
Unique Identification Authority of India

అధార్

వివరాలు:
అధికారి: బి.ఎం. బేహరి గౌర్, ఎన్ నో 1-88/2, తారా నగర్, సెంటింగంపాటి లింగాపేటి, రంగారెడ్డి, తెలంగాణ - 503015

Address:
C/O: Biman Behari Gour, H No 1-88/2, Tara Nagar, Sentingampaty Lingampelli, K.V. Rangareddy, Telangana - 503015



4111 4217 3264
VID : 9124 1181 4741 2181
1947 | help@uidai.gov.in | www.uidai.gov.in

భారత ప్రభుత్వం
Government of India

అధార్

Issue Date: 03/08/2015



Annie Stanley Thakore
పుట్టిన తేదీ/DOB: 23/08/1974
FEMALE

Annie Stanley Thakore

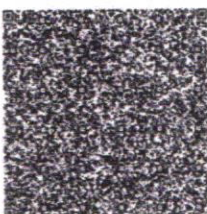
8443 7460 2658
VID : 9134 3254 7118 2822
నా అధార్, నా గుర్తింపు

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
Unique Identification Authority of India

అధార్

వివరాలు:
అధికారి: బి.ఎం. బేహరి గౌర్, ఎన్ నో 1-88/2, తారా నగర్, సెంటింగంపాటి లింగాపేటి, రంగారెడ్డి, తెలంగాణ - 503015

Address:
W/O: Stanley Shantilal Thakore, B-12, Vaishnoudi Ideal Homes, Rander Road, Near B R Park, Surat, Vihel, Surat, Gujarat - 395005



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VID : 9134 3254 7118 2822
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भारत सरकार

GOVERNMENT OF INDIA



सोहम सतिश मोदी

Soham Satish Modi

पुण्येन मय/ YOB: 1969

पुरुष/ Male



3146 8727 4389



भारतीय विशिष्ट पहचान प्राधिकरण
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विवरण

S/O सतिश मोदी, प्लॉट नं.

280, रोड नं-25, पेदममा,

देवापुरी, जयपुर, भारत

जयपुर, राजस्थान

पिन कोड

302003

Address

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

Andhra Pradesh 500034

Sub Registrar
Medchal (R.O)

अधार - आधार - सामान्यमानवदे हक

Aadhaar - Aam Aadmi ka Adhikar

भारत सरकार
Government of India



सयद वसीम अख्तर

Sayed Waseem Akhtar

पुण्येन मय/ DOB: 07/08/1981

पुरुष/ MALE

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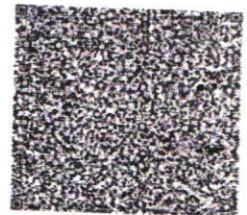
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विवरण

S/O सयद इबाल पशा, #1701/C, JM ROAD,
JHANDA KATTA, Bjaipur, Bjaipur,
Karnataka - 586104

Address:

S/O Sayed Iqbal Pasha, #1701/C, JM ROAD,
JHANDA KATTA, Bjaipur, Bjaipur,
Karnataka - 586104



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