

Government of Telangana  
Registration And Stamps Department

Payment Details - Citizen Copy - Generated on 06/11/2025, 01:15 PM

SRO Name: 1607 Hyderabad (R.O)

Receipt No: 3779

Receipt Date: 06/11/2025

Name: K.PRABHAKAR REDDY

CS No/Doc No: 3085 / 2025

Transaction: Lease Deed

Challan No:

E-Challan No: 7469ZT051125

Chargeable Value: 0

DD No:

DD Dt:

Challan Dt:

E-Challan Dt: 05-NOV-25

Bank Name:

Bank Branch:

E-Challan Bank Name: YESB

E-Challan Bank Branch:

Account Description

Amount Paid By

Registration Fee

Challan

DD

E-Challan

50

Deficit Stamp Duty

3050

User Charges

500

Total:

3600

In Words: RUPEES THREE THOUSAND SIX HUNDRED ONLY



Prepared By: CNATRAJ

Signature by SR

Joint Sub-Registrar  
R.O. HYDERABAD



# తెలంగాణ తెలంగాణ TELANGANA

BT 194665

Tran Id: 250924152908067206

Date: 24 SEP 2025, 03:31 PM

Purchased By:

# RAMESH

S/o LATE

R/o HYD

## For Whom

**KODALI RADHIKA**  
LICENSED STAMP VENDOR  
Lic. No. 16/7/2015  
Ren.No. 16-07-004/2025  
G-6, KUBERA TOWERS,  
NARAYANGUDA,  
HYDERABAD  
Ph 9440090826

**LEASE DEED**

This Deed of Lease is made and executed at Hyderabad on this the day of <sup>15</sup> 30 October 2025 by and between:

M/s. Modi Enterprises (Owned by Modi Builders Methodist Complex, a partnership firm) having its office at 5-4-187/3 & 4, Second Floor, Soham Mansion, M. G. Road, Secunderabad-500 003, represented by its duly authorized Partners/Representatives, Mr. Suresh Bajaj, S/o. Late Parmanand Bajaj aged about 69 years, and Mr. Soham Modi, S/o. Late Satish Modi, aged about 55 years.

(Hereinafter referred to as Lessor, which expression and its alternative forms wherever appearing, shall unless repugnant to the meaning or context thereof, mean and include their respective successors, legal representatives, persons, claiming through, under or in trust for them, administrators, etc.)

## IN FAVOUR OF

Mr. Kandala Sridhar Rao, Son of Late K. Eshwar Rao, aged about 55 years, resident of 16-11-20/27, Sumathi Castle, Flat No. 103, Saleem Nagar Colony, Near Ganesh Temple, Malakpet, Hyderabad-500 036.

(Hereinafter referred to as the Lessee, which expression and its alternative forms whenever appearing, shall unless repugnant to the meaning or context thereof, mean and include their respective successors, legal representatives, persons claiming through under or in trust for them, administrators, etc.)

## MODI BUILDER'S METHODIST COMPLEX

## MODI BUILDERS METHODIST COMPLEX

~~Authorised Signatory~~

**Authorised Signatory**

Page 1

K. Krishnadas  
Page 1

**Presentation Endorsement:**

Presented in the Office of the Joint Sub Registrar, Hyderabad (R.O) along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 50/- paid on the 06th day of NOV, 2025 by Sri/Smt. K.Prabhakar Reddy at 13:11

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

SI No	E-kyc Details as Received from UIDAI	Photo	Thumb Impression	Signature
1 TE	Aadhaar No: XXXXXXXXX4647  NAME: KANDALA SRIDHAR RAO S/O KANDALA ESHWAR RAO AMBERPET, HYDERABAD, ANDHRA PRADESH, 500036	 KANDALA SRIDHAR RAO [1607-1-2025-3085]		Digitally Signed by: Name: KANDALA SRIDHAR RAO Location: SRO HYDERABAD (R.O) Reason: Admission of Execution Date: Thu Nov 06 13:56:36 IST 2025
2 LR	Aadhaar No: XXXXXXXXX9204  NAME: KANDI PRABHAKAR REDDY C/O KANDI PADMA REDDY AMBERPET, AMBERPET, HYDERABAD, TELANGANA, 500013	 K. PRABHAKAR REDDY (GPA HOLDER) [1607-1-2025-3085]		Digitally Signed by: Name: K. PRABHAKAR REDDY (GPA HOLDER) Location: SRO HYDERABAD (R.O) Reason: Admission of Execution Date: Thu Nov 06 13:53:06 IST 2025

**Identified by Witness:**

SI No	E-kyc Details as Received from UIDAI	Photo	Thumb Impression	Signature
1	Aadhaar No: XXXXXXXXX0155  NAME: PODISHETTY ANJANEYULU S/O PODISHETTY MUTHAIAH Nampally, Nampally, Hyderabad, Telangana, 500001	 P. ANJANEYULU ::06/ [1607-1-2025-3085]		Digitally Signed by: Name: P. ANJANEYULU Location: SRO HYDERABAD (R.O) Reason: Witness Signature Date: Thu Nov 06 13:57:01 IST 2025
2	Aadhaar No: XXXXXXXXX6348  NAME: SHAUkat IBRAHIM NATHWANI S/O IBRAHIM NATHWANI Secunderabad, Hyderabad, Andhra Pradesh, 500003	 SHOUKAT IBRAHIM NATHWANI [1607-1-2025-3085]		Digitally Signed by: Name: SHOUKAT IBRAHIM NATHWANI Location: SRO HYDERABAD (R.O) Reason: Witness Signature Date: Thu Nov 06 13:57:17 IST 2025

Authenticated by  
RAMJI BHUKYA  
SRO Hyderabad (R.O)

06th day of November,2025

Generated on: 06/11/2025 13:38:04

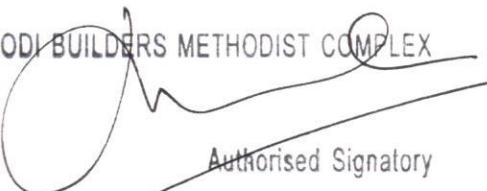
Bk - 1, CS No 3085/2025 & Doct No 2990/2025.

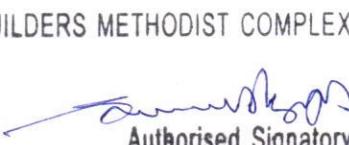
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Name: RAMJI BHUKYA  
Location: SRO HYDERABAD (R.O)  
Reason: Endorsement Sign  
Date: Thu Nov 06 13:58:38 IST 2025



1. Definitions:

- 1.1. Methodist Complex – Shall mean the building consisting of lower ground floor, upper ground floor and additional 4 upper floors constructed on land admeasuring 3,300 sq. yds, bearing municipal no. No. 5-9-189/90, situated at Abids Road, Chirag Ali Lane, Hyderabad.
- 1.2. MCI - Shall mean M/s. Methodist Church of India, having its office at Methodist Complex, 2<sup>nd</sup> Floor, Opposite Chermas, Abids, Hyderabad-500 001.
- 1.3. Lessor – Shall mean M/s. Modi Builders Methodist Complex, a partnership firm and M/s. Modi Enterprises, a proprietary firm fully owned by M/s. Modi Builders Methodist Complex, having its office at 5-4-187/3 & 4, II Floor, Soham Mansion, Secunderabad-500 003.
- 1.4. Original Tenancy Deed – Shall mean Tenancy Deed dated 19<sup>th</sup> April, 1988 registered as document no. 686/90 at SRO Hyderabad executed by MCI in favour of the Lessor.
- 1.5. Supplementary Tenancy Deed - Shall mean the Supplementary Tenancy Deed dated 22<sup>nd</sup> September, 2021 registered as document no. 3027/21 at SRO Hyderabad executed by MCI in favour of the Lessor.
- 1.6. Tenancy Deed – Shall mean the Original Tenancy Deed and Supplementary Tenancy Deed read together.
- 1.7. Shop or Office – Shall mean shops and offices situated at Methodist Complex. Shops are located on the lower ground floor and the upper ground floor, Offices are located on 1<sup>st</sup> to 4<sup>th</sup> floors.
- 1.8. Existing Tenancy – Shall mean any lease or tenancy subsisting in favour of the Lessee herein for Shops/ Offices located in Methodist Complex.
- 1.9. Lease (or Tenancy) – Shall mean the leasehold/tenancy rights in favour of the Lessee under this Lease Deed.
- 1.10. Lessee – Shall mean any Lessee, tenant, sub-lessee or sub-tenant of the Lessor herein for Shops/ Offices located in Methodist Complex.
- 1.11. Sub-Lessee – Shall mean any sub-lessee or sub-tenant of the Lessee herein for Shops/Offices located in Methodist Complex. Sub-lessee shall also include all successors-in-interest of the Lessee.
- 1.12. Transfer of Lease – Shall mean the transfer of the leasehold/tenancy rights under this Lease to any third party i.e., Sub-Lessee by the Lessee or Lessor or Sub- Lessee for Shops or Offices located in Methodist Complex.
- 1.13. Monthly Rent – Shall mean the monthly rent payable to the Lessor by the Lessee or the Sub-Lessee or their successors-in-interest. The Monthly Rent shall be enhanced periodically as given herein. The Monthly Rent shall remain unchanged except for the Periodic Enhancement during the period of Lease or subsequent renewals. There shall be no further increase/decrease in the Monthly Rent.
- 1.14. Periodic Enhancement – Shall mean the Periodic Enhancement of Monthly Rent at the rate of 20% every 5 years on the then existing Monthly Rent. The first such enhancement shall fall due on 1<sup>st</sup> March, 2027. The Periodic Enhancement shall remain unaltered during the period of this Lease or subsequent renewals.

MODI BUILDERS METHODIST COMPLEX  
  
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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	3050	0	0	0	3150
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	50	0	0	0	50
User Charges	NA	0	500	0	0	0	500
Mutation Fee	NA	0	0	0	0	0	0
<b>Total</b>	<b>100</b>	<b>0</b>	<b>3600</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3700</b>

Rs. 3050/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 50/- towards Registration Fees on the chargeable value of Rs. 19634/- was paid by the party through E-Challan/BC/Pay Order No ,7469ZT051125 dated ,05-NOV-25 of ,YESB/

#### Online Payment Details Received from SBI e-Pay :

(1). AMOUNT PAID: Rs. 3650/-, DATE: 05-NOV-25, BANK NAME: YESB, BRANCH NAME: , BANK REFERENCE NO: 4230846061246, PAYMENT MODE: NB-1001138, ATRN: 4230846061246, REMITTER NAME: MR. SOHAM MODI, EXECUTANT NAME: MODI ENTERPRISES, CLAIMANT NAME: MR. KANDALA SRIDHAR RAO.

Digitally Signed by:  
Name: RAMJI BHUKYA  
Location: SRO HYDERABAD (R.O)  
Reason: Endorsement Sign  
Date: Thu Nov 06 13:58:38 IST 2025

Date:

06th day of November, 2025

#### Certificate of Registration

Registered as document no. 2990 of 2025 of Book-1 and assigned the identification number 1 - 1607 - 2990 - 2025 for Scanning on 06-NOV-25 .

Digitally Signed by:  
Name: RAMJI BHUKYA  
Location: SRO HYDERABAD (R.O)  
Reason: Endorsement Sign  
Date: Thu Nov 06 13:58:38 IST 2025

One copy has been Registered  
along with the original

Joint Sub Registrar  
S.O. Hyderabad

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Bk - 1, CS No 3085/2025 & Doct No 2990/2025.

Digitally Signed by:  
Name: RAMJI BHUKYA  
Location: SRO HYDERABAD (R.O)

OFFICE OF  
The Seal of Joint  
Sub Registrar office  
HYDERABAD (R.O)



- 1.15. Renewal of Lease – Shall mean Renewal of Lease for further periods of 30 years each on the same terms and conditions given in this Lease Deed including the clause of Renewal of Lease. The Monthly Rent shall remain unchanged except for Periodic Enhancements. The Periodic Enhancement shall also remain unchanged.
- 1.16. RSD – Refundable Security Deposit – Shall mean the Refundable Security Deposit paid by the Lessee to the Lessor under this Lease Deed.
- 1.17. MMC - Monthly Maintenance Charges – Shall mean the Monthly Maintenance Charges payable by the Lessee or Sub-Lessee or its successors-in-interest for the Shops and Offices in Methodist Complex to the Lessor for day to day maintenance of Methodist Complex. MMC shall be charged at a uniform rate for all Shops and another uniform rate for all Offices.
- 1.18. Building Renovation Charges – Shall mean charges payable by the Lessee or Sub-Lessee or its successors-in-interest for the Shops and Offices in Methodist Complex to the Lessor for major renovation work. Building Renovation Charges shall be charged at a uniform rate for all Shops and another uniform rate for all Offices.
- 1.19. Common Areas – Shall mean areas of the Methodist Complex like driveways, common passages within the building, lifts, staircases, overhead tank, sump, lift headroom, etc. A portion of the parking on the first floor shall form a part of Common Areas and a part of parking is exclusively reserved for the Lessor's use.

2. Whereas this Lease Deed is executed in recognition of a pre-existing transaction/Existing Tenancy now continuing between the Lessor and Lessee. This Lease Deed is being executed to streamline the relationship and have it covered with a semblance of uniformity considering the large number of Shops/Offices in Methodist Complex, and the lifespan of the transaction and of the building stand extended indefinitely, are long term in nature.
3. Details of the Lessor rights to Lease Methodist Complex:
  - 3.1. Whereas MCI are the owners of the land admeasuring about 2760 sq meters (3300 sq. yds.) bearing M.No.5-9-189/190, situated at Chirag Ali Land, Abids, Hyderabad, Telangana.
  - 3.2. MCI entered into an agreement dated 9.10.1982 with the Lessor for development of the said land. In pursuance of the said agreement, the Lessor has obtained necessary permit vide sanction in F. No. 300/TP/A3/81 dated 1.8.1985 for construction of a commercial complex on the said land. The Lessor constructed a commercial complex on the said land consisting of lower basement, upper basement and 4 other upper floors along with amenities and utilities on the said land. The said land along with the commercial complex is hereafter referred to as Methodist Complex. The schedule of Methodist Complex is given in Annexure -A.
  - 3.3. Upon completion of the construction, MCI executed a long-term lease in favour of the Lessor by way of Original Tenancy Deed, registered as Doc. No. 686 of 1990, dated 19<sup>th</sup> April, 1988 at the District Registrar Office, Nampally, Hyderabad. In terms of the Original Tenancy Deed, the Lessor herein was authorized to create valid and subsisting sub-leases/sub-tenancy for long periods and any such sub-leases/sub-tenancy created to be valid, subsisting and binding on MCI also. Such sub-tenants/ sub-lessees rights were also protected even in the event of cancellation of the development agreement or the Tenancy Deed executed in favour of the Lessor herein, confirming that in such an event, the obligation of sub-tenant/ sub-lessee shall be towards the MCI, and the leasehold interest of the sub-lessee or sub-tenant shall continue without interruption.

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**Sheet 3 of 14**

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Location: SRO HYDERABAD (R.O)  
Reason: Endorsement Sign  
Date: Thu, Nov 06, 2025 13:38:04 IST 2025



3.4. The salient features of the Original Tenancy Deed with MCI and the Lessor is reiterated as under:

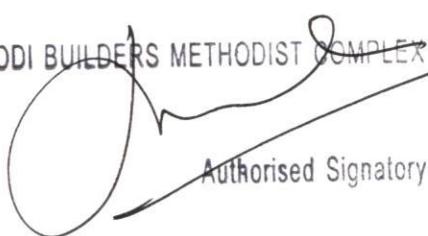
- 3.4.1. MCI would continue to be the absolute owner of Methodist Complex.
- 3.4.2. MCI by way of the Original Tenancy Deed has given on long lease the entire Methodist Complex to the Lessor (except about 5000 sft on II floor).
- 3.4.3. The Lessor has agreed to pay monthly rent of Rs.1,00,000/- to MCI from 1st March, 1987 with an increase in rent by 20% every 5 years.
- 3.4.4. The Lessor is entitled to assign, transfer, sub-let and/or give on lease and license, any portion of Methodist Complex at its discretion without requiring any further consent of MCI.
- 3.4.5. Such sub-lessee/sub-tenants shall continue to enjoy their rights even in case of any default in the obligation of the Lessor to MCI.
- 3.4.6. The tenancy / lease between the Lessor and MCI is contemplated as a long term arrangement and for purposes of stamp duty and registration cost, the Original Tenancy Deed may be deemed to be for a period of 30 years and shall be renewed on the same terms and conditions subject to the Periodic Enhancement of rent and the said clause for renewal which shall inure to the advantage of the sub-lessees as well, being a long-term lease.

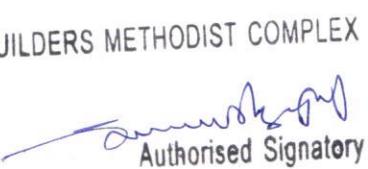
3.5. The Lessor has been performing its obligations to MCI without any default since 1987. The Lessor has paid rents to MCI as per the Original Tenancy Deed along with 20% increase every 5 years. The Lessor was entitled to renewal of the Original Tenancy Deed subject to the Periodic Enhancement of rent and the clause for renewal after expiry of the initial period of 30 years. MCI has renewed the Original Tenancy Deed for a further period of 30 years from 1<sup>st</sup> March, 2017 to 28<sup>th</sup> February, 2047 by way of Supplementary Tenancy Deed dated 22<sup>nd</sup> September, 2021 registered as Doc. No.3027/21 at the SRO, Hyderabad. The salient features of the Supplementary Tenancy Deed are:

- 3.5.1. MCI has acknowledged the compliance of the Lessor with respect to the terms of the Original Tenancy Deed.
- 3.5.2. The Lessor is liable to pay MCI a rent of Rs. 2,68,738/- per month from 1<sup>st</sup> March, 2017 along with the escalation of 20% every 5 years. The first escalation for the renewal term would commence from 1<sup>st</sup> March, 2022.
- 3.5.3. The Supplementary Tenancy Deed is a long-term arrangement and the Original Tenancy Deed shall be renewed on the same terms and conditions subject to the Periodic Enhancement of rent and the clause for renewal and shall continue to be renewed until such time the Lessor continues to pay monthly rents to MCI.
- 3.5.4. Accordingly, the Lessor is absolutely entitled to sub-let and / or give on lease and license, any portion of Methodist Complex to any intending Lessee without any further consent of MCI.

4. Terms of Lease by the Lessor in favour of the Lessee:

- 4.1 The Lessor has agreed to give on Lease a portion of Methodist Complex to the Lessee on the terms and conditions given herein.
- 4.2 The details of the Schedule Property being Leased to the Lessee is given in Annexure-B.
- 4.3 The plan of the Schedule Property being Leased to the Lessee is given in Annexure C.

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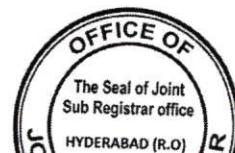


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Name: RAMJI BHUKYA  
Location: SRO HYDERABAD (R.O)  
Reason: Endorsement Sign

Sheet 4 of 14



4.4 The Lessee is in occupation of the Schedule Property on a long-term lease from the Lessor. The Lessor acknowledges that the Lessee has been performing its obligations to the Lessor and that it has cleared all the arrears of rent and other charges payable to the Lessors on this day. The Lessor has no further claim of any arrears for past periods.

4.5 The details of Monthly Rent, Refundable Security Deposit, Monthly Maintenance Charges, etc. payable by the Lessee to the Lessor is given in Annexure B.

4.6 The Lessee herein shall be entitled to Transfer of Lease of the Schedule Property or any part thereof at its discretion without requiring any further consent of the Lessor herein or from MCI, for such consideration as the Lessee herein may consider proper. However, such a Transfer of Lease shall be on the same terms and conditions of this Lease and in accordance with the terms and conditions of the Tenancy Deed. It is further agreed that in the event of such a Transfer of Lease the Refundable Security Deposit mentioned in Annexure B shall if the Lessee herein so directs, automatically stand transferred to such a Sub-Lessee.

4.7 This Lease Deed being executed is also a long-term arrangement and the Lease shall be renewed on the same terms and conditions subject to the Periodic Enhancement of Monthly Rent including the clause pertaining to Renewal of Lease until such time the Lessee continues to pay the monthly rents to the Lessor. Mere non-execution of the renewal of Lease Deed shall not entitle the Lessor to terminate the Lease.

5. Renewal of Lease by the Lessor in favour of the Lessee:

5.1. This Lease Deed is a long-term arrangement and for the purposes of stamp duty and registration charges the Lease Deed is being registered for a period of about 24 years up to 28th February 2047.

5.2. The Lessee shall be entitled to Renewal of Lease for the further period of 30 years from 1<sup>st</sup> March 2047. The Lessee shall be obliged to renew the Lease in favour of Lessee or Sub-Lessee or their successors-in-interest.

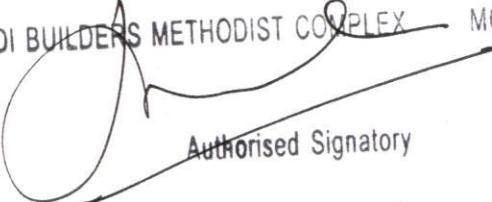
5.3. The Lessor or their successors-in-interest, shall be obliged to send an advanced intimation to the Lessee (or Sub-Lessee), in writing, atleast 180 days before the expiry of this Lease, to enable the Lessee or Sub-Lessee or their successors-in-interest to renew the Lease.

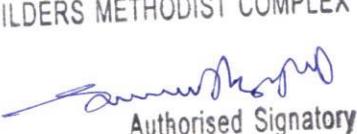
5.4. It is agreed between the Lessor and the Lessee that the Lessee shall be entitled to Renewal of Lease in its favour or in favour of any other parties as the Lessee may so direct.

5.5. It is further agreed between the Lessor and the Lessee that this Lease would be renewed on the same terms and conditions, including the renewal clause and Periodic Enhancement of Monthly Rent for further periods of 30 years.

5.6. It is further agreed that the Lessor shall renew the lease in favour of the Lessee by way of a registered Lease Deed. The cost of stamp duty, registration charges and incidental expenses shall be borne by the Lessee.

5.7. The Lessor covenants that there shall be no change in the Monthly Rent, subject to Periodic Enhancement, payable by the Lessee or Sub-Lessee to the Lessor, during the period of the Lease or for further periods of renewal. The Lessor further covenants that there shall be no change in the Periodic Enhancement during the period of the Lease or for further periods.

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Sheet 5 of 14

*Digitally Signed by:  
Name: RAMJI BHUKYA  
Location: SRO HYDERABAD (R.O)  
Reason: Endorsement/Signature*



## 6. Obligations of the Lessee:

- 6.1. The Lessee shall regularly pay the Monthly Rent to the Lessor along with Periodic Enhancement as per details given in Annexure B. The rent shall be payable in advance on or before 7<sup>th</sup> day of each month.
- 6.2. The Lessee shall be entitled to deduct TDS at the applicable rates. However, the Lessee shall provide proof of payment of such TDS to the statutory authorities within three months from the due date of payment of Monthly Rent.
- 6.3. The Lessee shall pay Monthly Maintenance Charges regularly to the Lessor. The details of Monthly Maintenance Charges are given in Annexure B. The Monthly Maintenance Charges shall be payable in advance on or before 7<sup>th</sup> day of each month.
- 6.4. The Lessor shall have a right to appoint another agency/body/society/Association for the day to day maintenance of Methodist Complex. The Lessee shall be obliged to pay Monthly Maintenance Charges to such a entity on the directions of the Lessor.
- 6.5. The Lessee has paid Refundable Security Deposit to the Lessor. The Refundable Security Deposit shall not carry any interest and shall be refunded to the Lessee (or Sub-Lessee) on termination of the Lease. The details of Refundable Security Deposit are given in Annexure B.
- 6.6. The Lessee shall pay electricity charges as per separate meter provided, property tax for the Scheduled Property, etc. to the concerned departments regularly.
- 6.7. It is agreed that the Lessee herein shall not use the Schedule Property for any purpose which is illegal or prohibited, by law or for such purpose which has been specifically prohibited under the Tenancy Deed.
- 6.8. The Lessee shall not be entitled to make any structural changes or cause damage to the building or to the Schedule Property or Methodist Complex. The Lessee shall seek prior permission from the Lessor before undertaking any civil work in the Scheduled Property. The Lessee confirms that it shall not alter the elevation of the building without seeking prior permission from the Lessor.
- 6.9. The Lessee confirms that it shall not place any furniture/objects/items in the Common Areas of the building. Further, the Lessee confirms that it shall not place hoardings or sign boards in any Common Area or on the elevation of Methodist Complex.
- 6.10. The Lessee shall be obligated to pay enhanced Monthly Maintenance Charges to the Lessor which are proposed to be enhanced from time to time.
- 6.11. The Lessee shall be obliged to pay Building Renovation Charges to the Lessor for repair/replacement/upgradation of major items like lifts, transformers, panels, generators, etc., or in case of major civil works/renovation.
- 6.12. The Lessee shall pay GST and / or any other similar taxes levied or become leivable in future to the Lessor on the Monthly Rent, Monthly Maintenance Charges or Building Renovation Charges payable by the Lessee to the Lessor. The Lessor shall be obliged to raise GST invoices for the same.
- 6.13. In case of Transfer of Lease, the Sub-Lessee shall be responsible for meeting the obligations of the Lessee.

MODI BUILDERS METHODIST COMPLEX  
Authorised Signatory

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Authorised Signatory

K. Giridhar Rao

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Sheet 6 of 14

*Digitaly Signed by:  
Name: RAMJI BHUKYA  
Location: SRO HYDERABAD (R.O)  
Reason: Endorsement S.*



7. Obligations of the Lessor:

- 7.1. The Lessor shall issue receipts for Monthly Rent received from the Lessee within 15 days of receiving the Monthly Rent.
- 7.2. The Lessor shall be obliged to provide the details of its bank account to enable the Lessee or Sub-Lessee to pay Monthly Rent/Monthly Maintenance Charges to the Lessor by direct deposit/ online transfer/ electronic transfer. The Lessee shall intimate the Lessor about such payment of Monthly Rent/ Monthly Maintenance Charges. The Lessor shall be obliged to issue receipt for Monthly Rent/ Monthly Maintenance Charges upon receiving proof of payment by the Lessee. The Lessor shall periodically update the Lessee about any change in its bank account.
- 7.3. The Lessor shall permit the Lessee to enjoy the Schedule Property without any hindrance as long as the Lessee is meeting its obligations under this Lease Deed.
- 7.4. The Lessor shall be obliged to issue a no objection certificate to the Lessee and/or its Sub-Lessee within 30 days of such a request by the Lessee for Transfer of Lease. However, the Lessee shall not be required to obtain such a no objection certificate from the Lessor.
- 7.5. Further, at the request of the Lessee, the Lessor shall be obliged to join as Consenting Party for Transfer of Lease in favour of Sub-Lessee, on the same terms and conditions as in this Lease Deed. However, the Lessee shall issue a 30 days advance notice to the Lessor to enable the Lessor to join in executing the registered sub-lease.
- 7.6. Further, at the request of the Lessee, the Lessor shall be obliged to transfer this Lease in favour of any other Sub-Lessee that the Lessee may identify, on the same terms and conditions of this Lease Deed. However, the Lessee shall issue a 30 days advance notice to the Lessor to enable the Lessor execute a registered sub-lease.
- 7.7. In case of such a Transfer of Lease, the Refundable Security Deposit paid by the Lessee to the Lessor shall deemed to be transferred to such a Sub-Lessee. The Sub-Lessee shall be responsible for meeting the obligations of the Lessee and the Sub-Lessee shall be entitled to refund of the Refundable Security Deposit held by the Lessor upon termination of the Lease.
- 7.8. It is further agreed that in case of Transfer of Lease, as given above, it shall be recorded by way of a registered Lease Deed. The cost of stamp duty, registration charges and incidental expenses shall be borne by the Sub-lessee.
- 7.9. In case the Lessor transfers its right, title or interest in the Schedule Property or Methodist Complex in favour of any third party, such transferee shall be bound by all the obligations cast upon the Lessor under this Lease Deed, vis-à-vis Lessee or Sub-Lessee.
- 7.10. The Lessor hereby confirms that during the subsistence of this Lease, the Lessee herein shall be entitled to occupy the Schedule Property peacefully without any let or hindrance from any person whatsoever and that the Lessor herein shall perform whatever obligation it has to MCI so that the right and interest of the Lessee herein is in no way affected. This right shall be capable of being enforced at the instance of the Lessee or Sub-Lessee.
- 7.11. The Lessor further confirms that the Lessee herein shall be entitled to make use of the Common Areas of Methodist Complex including staircase, landing, common parking area and common entrance to Methodist Complex for ingress and egress and all other amenities and conveniences available in Methodist Complex.

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Authorised Signatory

K. Jindal  
Authorised Signatory

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Sheet 7 of 14

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7.12. The Lessor further confirms that the Lessor herein shall not carry on any further construction in Methodist Complex without obtaining proper permits and NOCs from the concerned statutory authorities.

7.13. The Lessor shall be responsible for overall maintenance of the building which includes providing of security service, housekeeping services, water supply, electricity supply to Common Areas, minor repairs and maintenance, maintenance of lift, arresting minor seepages and leakages, etc. The Lessor shall utilise the amount collected as Monthly Maintenance Charges from the occupants of Methodist Complex for providing these services. Accordingly, the Lessor shall be entitled to enhance the Monthly Maintenance Charges from time to time to meet these expenses. The Lessor shall maintain separate books of accounts for Monthly Maintenance Charges collected by it and send an annual statement of accounts to the Lessee upon request. The Lessor shall strictly use the Monthly Maintenance Charges collected for day to day maintenance of Methodist Complex.

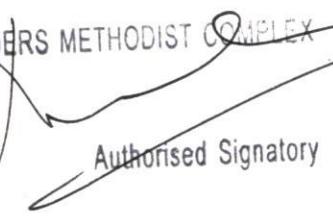
7.14. The Lessor shall be responsible for major repairs including upgrading or replacing lifts, electric power supply infrastructure, water supply infrastructure, structural repairs, major civil works, major leakages and seepages, etc. However, the Lessor shall be entitled to collect Building Renovation Charges from the occupants of Methodist Complex as and when such need arises. The Lessor shall maintain separate books of accounts for Building Renovation Charges collected by it and send an annual statement of accounts to the Lessee upon request. The Lessor shall strictly use the Building Renovation Charges collected for the repairs and maintenance of Methodist Complex.

#### 8. Termination of Lease between the Lessor and Lessee:

8.1. The Lessor shall not be entitled to terminate this Lease in case of default in payment of Monthly Rent and / or Monthly Maintenance Charges by the Lessee to the Lessor, without giving a reasonable opportunity to the Lessee for curing the default. In case of default in payment of Monthly Rent and/ or Monthly Maintenance Charges by the Lessee, the Lessor shall give at least (3) three months time by way of written notice to the Lessee to pay the arrears of Monthly Rent and / or Monthly Maintenance Charges without interest to the Lessor. Further, in case the default in payment of Monthly Rent or Monthly Maintenance Charges continues beyond the said 3 months notice period, the Lessor shall be entitled to recover arrears of Monthly Rent or Monthly Maintenance Charges from the Lessee along with interest @18% per annum.

8.2. The Lessor shall not be entitled to terminate the Lease for default in payment of Monthly Rent or Monthly Maintenance Charges, if the default is cured by the Lessee along with interest within a period of (24) twenty four months from the date of receipt of written demand to cure the said default.

8.3. The Lessor shall not be entitled to terminate the Lease for any other reason and shall continue to renew the Lease on the same terms and conditions from time to time till the building continues to exist and the lease with MCI continues to exist, whichever is later.

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Location: SRO HYDERABAD (R.O)  
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9. Arbitration clause:

9.1. In the event of any dispute between the parties as regards the present document, its implementation or non-implementation, compliance of breach of any of its terms, interpretation thereof and any matter arising out of or touching any of the above, the same shall be referred to arbitration consistent with the provisions of The Arbitration and Conciliation Act, 1996, proceedings being held at Hyderabad in the English language, each party designating one arbitrator and the two arbitrators designating a third and the tribunal then entering upon the reference. The award of the arbitrator shall be final and binding on both the parties.

IN witness whereof the parties affixed their signatures in the presence of the following witnesses on the date first mentioned.

**ANNEXURE – A**

Details of Methodist Complex.

All that building consisting of Shops/Offices on 6 floors i.e., lower ground floor, upper ground floor, first floor, second floor, third floor, fourth floor along with parking on the first floor, appurtenant amenities and utilities constructed on land admeasuring about 3,300 sq. yds., bearing municipal no. 5-9-189/190, situated at Abids Road, Chirag Ali Lane, Hyderabad, Telangana and bounded by:

On or towards the South : By Chirag Ali Lane

On or towards the East : By Abid Road

On or towards the West : Brindavan Commercial Complex

On or towards the North : Lenaine Estate.

MODI BUILDERS METHODIST COMPLEX

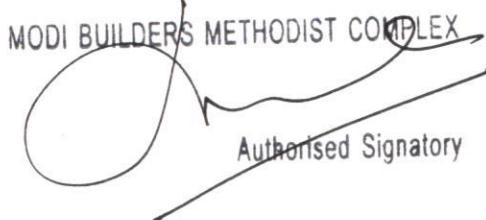
Lessor:

Represented by Suresh Bajaj:



Authorised Signatory

Represented by Soham Modi:



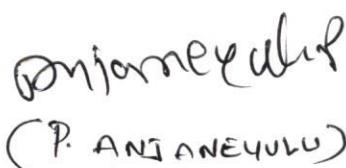
MODI BUILDERS METHODIST COMPLEX

Authorised Signatory

Witness no.1:

Name:

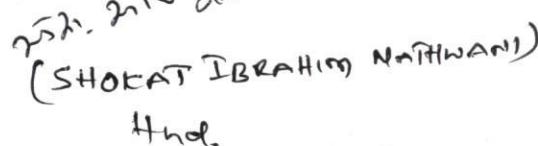
Address

  
(P. ANJANEYULU)  
Hncl.

Witness no. 2:

Name:

Address

  
(SHOKAT IBRAHIM NITHWANI)  
Hncl.

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**Sheet 9 of 14**

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## ANNEXURE -B

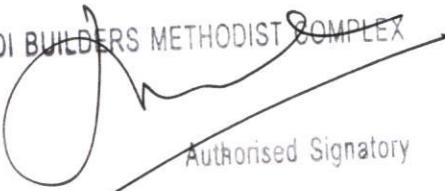
Details of the terms between the Lessee and the Lessor.

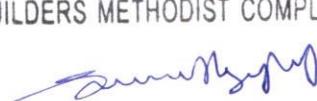
### A. Details of Lessor:

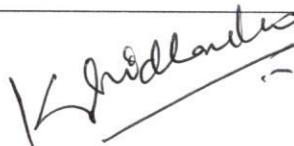
Sl. No.	Item/Description	Details
1.	Name of Lessor	M/s. Modi Enterprises (Owned by Modi Builders Methodist Complex, a partnership firm)
2.	Authorised representative of Lessor	Mr. Suresh Bajaj and Mr. Soham Modi.
3.	Designation of authorized representative	Partner
4.	Aadhaar no. of authorized representative	2386 7206 2928 & 3146 8727 4389
5.	Registered office of Lessor	5-4-187/3 & 4, Second Floor, Soham Mansion, M.G. Road, Secunderabad-500 003
6.	Address for correspondence	5-4-187/3 & 4, Second Floor, Soham Mansion, M.G. Road, Secunderabad-500 003
7.	Mobile no. of Lessor	040-66335551
8.	Email Id of Lessor	admin@modiproperties.com
9.	Pan no. of Lessor	AABFM2938C
10.	GST No. of Lessor	36 AABFM2938C2ZK
11.	Bank Account details for payment of Monthly Rent	Account no.0142003063500. DBI Bank, Basheerbagh, Hyderabad. IFSC Code: IBKI0000002

### B. Details of Lessee:

Sl. No.	Item/Description	Details
1.	Name of Lessee	Mr. Kandala Sridhar Rao
2.	Authorised representative of Lessee	Mr. Kandala Sridhar Rao
3.	Designation of authorized representative	NA
4.	Aadhar no. of authorized representative	6679 8205 4647
5.	Registered office of Lessee	5-9-189/190, LGF-07B, Methodist Complex, Abids road, Chirag-ali lane, Hyderabad-500 001
6.	Address for correspondence	16-11-20/27, Saleem Nagar Colony, Near Ganesh Temple, Malakpet, Hyderabad - 500036.
7.	Mobile no. of Lessee	9440579700 & 9441928076
8.	Email Id of Lessee	ksridharrao17@gmail.com
9.	Pan no. of Lessee	APEPK8630D
10.	GST No. of Lessee	NA

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C. Details of Scheduled Property:

Sl. No.	Item/Description	Details
1.	Shop/Office No.	Office/Shop No. LGF-07B
2.	Floor	Lower Ground Floor
3.	Built up area	230 Sft.
4.	Super built-up area	276 Sft.

Note: Rent, maintenance and other charges to be paid on super built-up area

D. Terms and Conditions:

Sl. No.	Item/Description	Details
1.	Monthly rent:	Rs. 552/- (+GST)
2.	Security Deposit	Rs. 1,000/- per sft = Rs. 2,76,000/-. Payment made by way of Pay order No. 944500, dated: 03-09-2025, drawn on DCB Bank.
3.	Lease Commencement date:	1 <sup>st</sup> January, 2024.
4.	Lease period	Long Term. For the purpose of stamp duty and registration charges this Lease is being executed up to 28 <sup>th</sup> February, 2047.
5.	Lease renewal	Lease would be renewed on the same terms and conditions, along with the clause of Periodic Enhancement including the clause of renewal for a further periods of 30 years, by executing a renewed Lease Deed.
6.	Rent increase	20% every 5 years.
7.	Next rent increase date	1 <sup>st</sup> March, 2028.
8.	Monthly maintenance charges payable to Lessor	Rs. 3/- per month + GST.

Details of the Scheduled Property being leased by the Lessor to the Lessee:

All that Office/Shop space admeasuring 276 sft of super built up area, on the Lower ground floor, bearing Office/Shop No. 07B, bearing municipal no.5-9-189/190, situated in Methodist Complex, Chiragali Lane, Abid Road, Hyderabad, marked in red in the plan annexed herein and bounded by,

North : Part of the Complex

South : Common Passage

East : Shop No. 7A

West : Shop No. 08

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V. Sandhu  
Authorised Signatory

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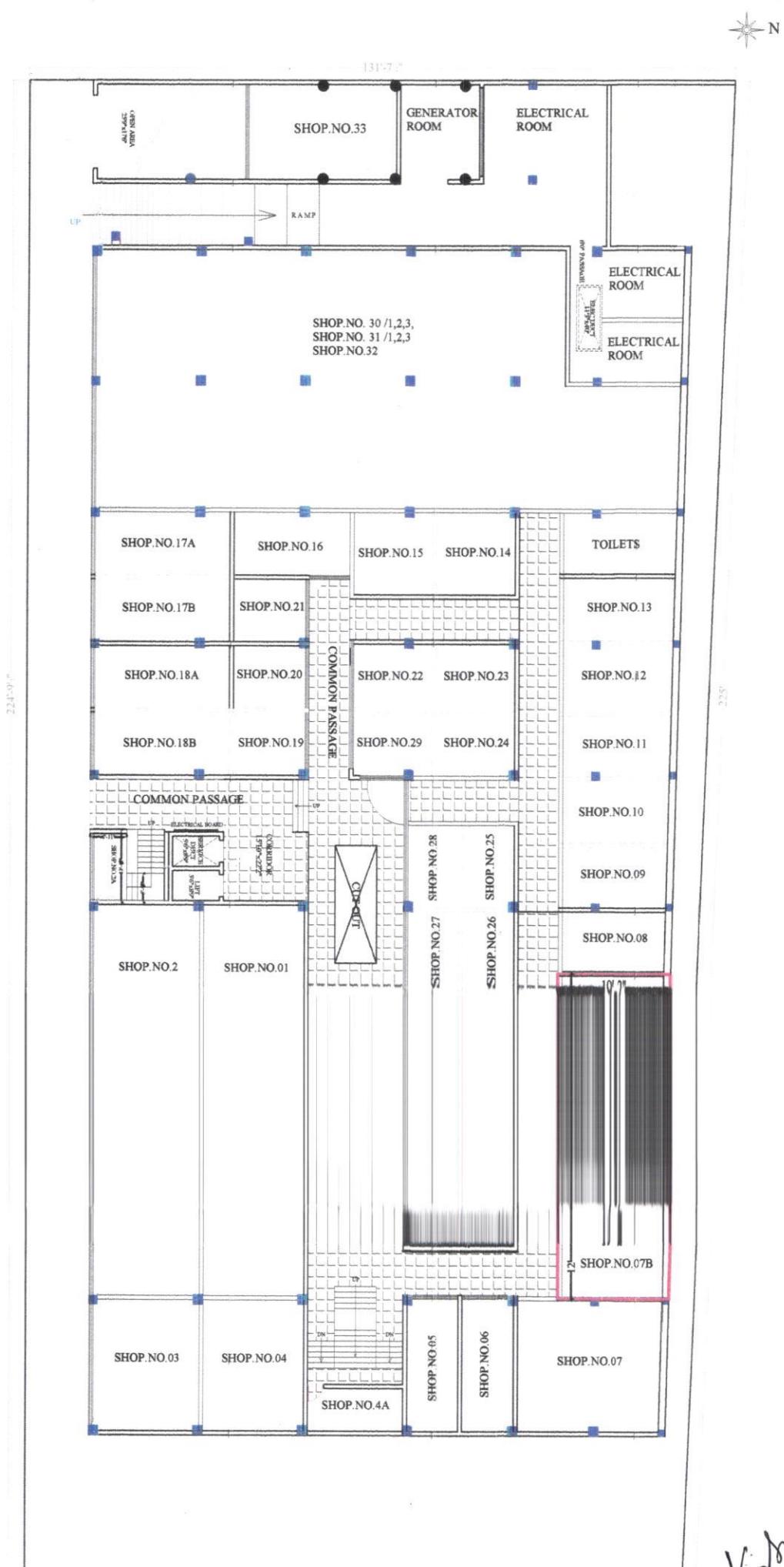
**Sheet11 of 14**

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Name: RAMJI BHUKYA  
Location: SRO HYDERABAD (R.O)  
Reason: Endorsement Sign  
Date: Thu Nov 06 13:58:38 IST 2025*



ANNEXURE C

PLAN OF THE SCHEDULE PROPERTY BEING LEASED TO THE LESSEE





भारत सरकार

GOVERNMENT OF INDIA



सोहाम सतीश मोदी

Soham Satish Modi  
मुमुक्षु नं. / YOB: 1969

मुल्यमुद्धम Male



3146 8727 4389

मारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

धियामा:

S/O: सतीश मोदी, ब्लॉक नं.  
280, रोड नं-25, पेडम्मा  
तेम्प्ले जुबीली हिल्स,  
कैरिटाबाद, बंजरा हिल्स,  
हैदराबाद  
आंध्रप्रदेश, 500034

Address:

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

आदार - आदार - सामान्यमानवीकृति पात्र

Aadhaar - Aam Aadmi ka Adhikar

MODI BUILDERS METHODIST COMPLEX

Authorised Signatory  
PERMANENT ACCOUNT NUMBER

ACVPB8308D

कर्ता नाम

SURESH BAJAJ

पति का नाम प्राचीन नाम

PARMANAND BAJAJ

जन्म तिथि / DATE OF BIRTH

1964

कालांगी वाला

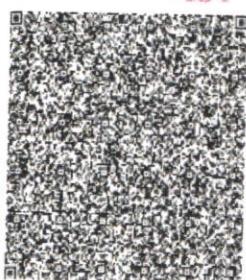
कालांगी वाला

कालांगी वाला

2006 7006 2928

- सामान्यनी पात्र - MODI BUILDERS METHODIST COMPLEX

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मारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of Indiaधियामा:  
2-3-64/10/24 1 मंजुरी केन्द्र  
केन्द्रीय विवेचनी, बैंगलोर बालापेन्नी  
प्लॉट नं. 500013Address:  
2-3-64/10/24 1 FLOOR KAMALA NILAYAM,  
JAISWAL COLONY, Amberpet, PO:  
Amberpet, DIST: Hyderabad,  
Telangana - 500013भारत सरकार  
Government of India

Aadhaar no. issued: 10/07/2013

कंडी प्रभाकर रेडी  
Kandi Prabhakar Reddy  
मुमुक्षु नं. / DOB: 15/01/1974  
मुल्यमुद्धम / MALEAadhar 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 XML).

3287 6953 9204

ను चెంద, ను గుర్తించు

1947

3287 6953 9204

VID : 9197 0409 3118 9935

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  <b>భారత విశ్లేష్ణు స్వరూప ప్రధికార సంస్థ</b> <b>Unique Identification Authority of India</b>	 
<p><b>విషయాలు:</b>          S/O కండల కెంటర్ రావు, 16-11-20/27, సలీం నగర్          కాల్పని, ఎంబ్రి గెస్ట్ బింబిల, మలక పేట, స్వాదరాజుాద్,          ఆంధ్రప్రదేశ్ - 500036</p>	
<p><b>Address:</b>          S/O Kandala Eshwar Rao, 16-11-20/27, Saleem          Nagar Colony, Near Ganesh Temple, Malakpet,          Amberpet, DIST: Hyderabad,          Andhra Pradesh - 500036</p>	
<p><b>6679 8205 4647</b>  <b>VID : 9162 2274 0549 6280</b></p>	
<p>Details as on: 05/11/2025</p>	
<p>1947</p>	
<p> <a href="mailto:help@uidai.gov.in">help@uidai.gov.in</a>  <a href="http://www.uidai.gov.in">www.uidai.gov.in</a></p>	

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Sheet 14 of 14





తెలంగాణ తెలంగానా TELANGANA

BT 194666

Tran Id: 250924152908067206

Date: 24 SEP 2025, 03:31 PM

Purchased By:

RAMESH  
S/o LATE NARSING RAO  
R/o HYD  
For Whom  
MODI ENTERPRISES

KODALI RADHIKA  
LICENCED STAMP VENDOR  
Lic. No. 16/7/2015  
Ren.No. 16-07-004/2025  
G-6, KUBERA TOWERS,  
NARAYANGUDA,  
HYDERABAD  
Ph 9440090826

### LEASE DEED

This Deed of Lease is made and executed at Hyderabad on this the day of '30 October' 2025 by and between:

M/s. Modi Enterprises (Owned by Modi Builders Methodist Complex, a partnership firm) having its office at 5-4-187/3 & 4, Second Floor, Soham Mansion, M. G. Road, Secunderabad-500 003, represented by its duly authorized Partners/Representatives, Mr. Suresh Bajaj, S/o. Late Parmanand Bajaj aged about 69 years, and Mr. Soham Modi, S/o. Late Satish Modi, aged about 55 years.

(Hereinafter referred to as Lessor, which expression and its alternative forms wherever appearing, shall unless repugnant to the meaning or context thereof, mean and include their respective successors, legal representatives, persons, claiming through, under or in trust for them, administrators, etc.)

### IN FAVOUR OF

Mr. Kandala Sridhar Rao, Son of Late K. Eshwar Rao, aged about 55 years, resident of 16-11-20/27, Sumathi Castle, Flat No. 103, Saleem Nagar Colony, Near Ganesh Temple, Malakpet, Hyderabad-500 036.

(Hereinafter referred to as the Lessee, which expression and its alternative forms whenever appearing, shall unless repugnant to the meaning or context thereof, mean and include their respective successors, legal representatives, persons claiming through under or in trust for them, administrators, etc.)

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Authorised Signatory

Authorised Signatory

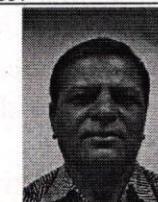
**Presentation Endorsement:**

Presented in the Office of the Joint Sub Registrar, Hyderabad (R.O) along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 50/- paid on the 06th day of NOV, 2025 by Sri/Smt. K.Prabhakar Reddy at 13:11

**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	<p><b>Aadhaar No:</b> XXXXXXXXXX4647</p> <p>NAME: KANDALA SRIDHAR RAO S/O KANDALA ESHWAR RAO AMBERPET, HYDERABAD, ANDHRA PRADESH, 500036</p>			<p>Digitally Signed by: Name: KANDALA SRIDHAR RAO Location: SRO HYDERABAD (R.O) Reason: Admission of Execution Date: Thu Nov 06 13:56:36 IST 2025</p>
2 LR	<p><b>Aadhaar No:</b> XXXXXXXXXX9204</p> <p>NAME: KANDI PRABHAKAR REDDY C/O KANDI PADMA REDDY AMBERPET, AMBERPET, HYDERABAD, TELANGANA, 500013</p>			<p>Digitally Signed by: Name: K. PRABHAKAR REDDY (GPA HOLDER) Location: SRO HYDERABAD (R.O) Reason: Admission of Execution Date: Thu Nov 06 13:53:06 IST 2025</p>

**Identified by Witness:**

SI No	E-kyc Details as Received from UIDAI	Photo	Thumb Impression	Signature
1	<p><b>Aadhaar No:</b> XXXXXXXXXX0155</p> <p>NAME: PODISHETTY ANJANEYULU S/O PODISHETTY MUTHAIH Nampally, Nampally, Hyderabad, Telangana, 500001</p>			<p>Digitally Signed by: Name: P. ANJANEYULU Location: SRO HYDERABAD (R.O) Reason: Witness Signature Date: Thu Nov 06 13:57:01 IST 2025</p>
2	<p><b>Aadhaar No:</b> XXXXXXXXXX6348</p> <p>NAME: SHAUkat IBRAHIM NATHWANI S/O IBRAHIM NATHWANI Secunderabad, Hyderabad, Andhra Pradesh, 500003</p>			<p>Digitally Signed by: Name: SHOUKAT IBRAHIM NATHWANI Location: SRO HYDERABAD (R.O) Reason: Witness Signature Date: Thu Nov 06 13:57:17 IST 2025</p>

Authenticated by  
RAM BHUKYA  
SRO Hyderabad (R.O)

06th day of November,2025

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1. Definitions:

- 1.1. Methodist Complex – Shall mean the building consisting of lower ground floor, upper ground floor and additional 4 upper floors constructed on land admeasuring 3,300 sq. yds, bearing municipal no. No. 5-9-189/90, situated at Abids Road, Chirag Ali Lane, Hyderabad.
- 1.2. MCI - Shall mean M/s. Methodist Church of India, having its office at Methodist Complex, 2<sup>nd</sup> Floor, Opposite Chermas, Abids, Hyderabad–500 001.
- 1.3. Lessor – Shall mean M/s. Modi Builders Methodist Complex, a partnership firm and M/s. Modi Enterprises, a proprietary firm fully owned by M/s. Modi Builders Methodist Complex, having its office at 5-4-187/3 & 4, II Floor, Soham Mansion, Secunderabad–500 003.
- 1.4. Original Tenancy Deed – Shall mean Tenancy Deed dated 19<sup>th</sup> April, 1988 registered as document no. 686/90 at SRO Hyderabad executed by MCI in favour of the Lessor.
- 1.5. Supplementary Tenancy Deed - Shall mean the Supplementary Tenancy Deed dated 22<sup>nd</sup> September, 2021 registered as document no. 3027/21 at SRO Hyderabad executed by MCI in favour of the Lessor.
- 1.6. Tenancy Deed – Shall mean the Original Tenancy Deed and Supplementary Tenancy Deed read together.
- 1.7. Shop or Office – Shall mean shops and offices situated at Methodist Complex. Shops are located on the lower ground floor and the upper ground floor, Offices are located on 1<sup>st</sup> to 4<sup>th</sup> floors.
- 1.8. Existing Tenancy – Shall mean any lease or tenancy subsisting in favour of the Lessee herein for Shops/ Offices located in Methodist Complex.
- 1.9. Lease (or Tenancy) – Shall mean the leasehold/tenancy rights in favour of the Lessee under this Lease Deed.
- 1.10. Lessee – Shall mean any Lessee, tenant, sub-lessee or sub-tenant of the Lessor herein for Shops/ Offices located in Methodist Complex.
- 1.11. Sub-Lessee – Shall mean any sub-lessee or sub-tenant of the Lessee herein for Shops/Offices located in Methodist Complex. Sub-lessee shall also include all successors-in-interest of the Lessee.
- 1.12. Transfer of Lease – Shall mean the transfer of the leasehold/tenancy rights under this Lease to any third party i.e., Sub-Lessee by the Lessee or Lessor or Sub- Lessee for Shops or Offices located in Methodist Complex.
- 1.13. Monthly Rent – Shall mean the monthly rent payable to the Lessor by the Lessee or the Sub-Lessee or their successors-in-interest. The Monthly Rent shall be enhanced periodically as given herein. The Monthly Rent shall remain unchanged except for the Periodic Enhancement during the period of Lease or subsequent renewals. There shall be no further increase/decrease in the Monthly Rent.
- 1.14. Periodic Enhancement – Shall mean the Periodic Enhancement of Monthly Rent at the rate of 20% every 5 years on the then existing Monthly Rent. The first such enhancement shall fall due on 1<sup>st</sup> March, 2027. The Periodic Enhancement shall remain unaltered during the period of this Lease or subsequent renewals.

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**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						
	Stamp Papers	Challan u/S 41of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/Pay Order	Total
<b>Stamp Duty</b>	100	0	3050	0	0	0	3150
<b>Transfer Duty</b>	NA	0	0	0	0	0	0
<b>Reg. Fee</b>	NA	0	50	0	0	0	50
<b>User Charges</b>	NA	0	500	0	0	0	500
<b>Mutation Fee</b>	NA	0	0	0	0	0	0
<b>Total</b>	100	0	3600	0	0	0	3700

Rs. 3050/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 50/- towards Registration Fees on the chargeable value of Rs. 19634/- was paid by the party through E-Challan/BC/Pay Order No ,7469ZT051125 dated ,05-NOV-25 of ,YESB/

#### Online Payment Details Received from SBI e-Pay :

(1). AMOUNT PAID: Rs. 3650/-, DATE: 05-NOV-25, BANK NAME: YESB, BRANCH NAME: , BANK REFERENCE NO: 4230846061246, PAYMENT MODE: NB-1001138, ATRN: 4230846061246, REMITTER NAME: MR. SOHAM MODI, EXECUTANT NAME: MODI ENTERPRISES, CLAIMANT NAME: MR. KANDALA SRIDHAR RAO.

*Digitally Signed by:  
Name: RAMJI BHUKYA  
Location: SRO HYDERABAD (R.O)  
Reason: Endorsement Sign  
Date: Thu Nov 06 13:58:38 IST 2025*

Date:

06th day of November,2025

#### Certificate of Registration

Registered as document no. 2990 of 2025 of Book-1 and assigned the identification number 1 - 1607 - 2990 - 2025 for Scanning on 06-NOV-25 .

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Location: SRO HYDERABAD (R.O)  
Reason: Endorsement Sign  
Date: Thu Nov 06 13:58:38 IST 2025*

*Verifier has Verified the original and  
Duplicate Applications  
This is a True Copy  
N.J.*

*Compared  
By*

*Reader*

*Examiner*

*Date: 6/11/2025*

*Joint Sub-Registrar*

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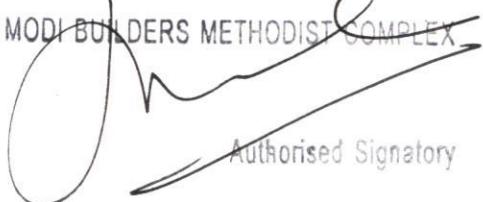
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- 1.15. Renewal of Lease – Shall mean Renewal of Lease for further periods of 30 years each on the same terms and conditions given in this Lease Deed including the clause of Renewal of Lease. The Monthly Rent shall remain unchanged except for Periodic Enhancements. The Periodic Enhancement shall also remain unchanged.
- 1.16. RSD – Refundable Security Deposit – Shall mean the Refundable Security Deposit paid by the Lessee to the Lessor under this Lease Deed.
- 1.17. MMC - Monthly Maintenance Charges – Shall mean the Monthly Maintenance Charges payable by the Lessee or Sub-Lessee or its successors-in-interest for the Shops and Offices in Methodist Complex to the Lessor for day to day maintenance of Methodist Complex. MMC shall be charged at a uniform rate for all Shops and another uniform rate for all Offices.
- 1.18. Building Renovation Charges – Shall mean charges payable by the Lessee or Sub-Lessee or its successors-in-interest for the Shops and Offices in Methodist Complex to the Lessor for major renovation work. Building Renovation Charges shall be charged at a uniform rate for all Shops and another uniform rate for all Offices.
- 1.19. Common Areas – Shall mean areas of the Methodist Complex like driveways, common passages within the building, lifts, staircases, overhead tank, sump, lift headroom, etc. A portion of the parking on the first floor shall form a part of Common Areas and a part of parking is exclusively reserved for the Lessor's use.

2. Whereas this Lease Deed is executed in recognition of a pre-existing transaction/Existing Tenancy now continuing between the Lessor and Lessee. This Lease Deed is being executed to streamline the relationship and have it covered with a semblance of uniformity considering the large number of Shops/Offices in Methodist Complex, and the lifespan of the transaction and of the building stand extended indefinitely, are long term in nature.
3. Details of the Lessor rights to Lease Methodist Complex:
  - 3.1. Whereas MCI are the owners of the land admeasuring about 2760 sq meters (3300 sq. yds.,) bearing M.No.5-9-189/190, situated at Chirag Ali Land, Abids, Hyderabad, Telangana.
  - 3.2. MCI entered into an agreement dated 9.10.1982 with the Lessor for development of the said land. In pursuance of the said agreement, the Lessor has obtained necessary permit vide sanction in F. No. 300/TP/A3/81 dated 1.8.1985 for construction of a commercial complex on the said land. The Lessor constructed a commercial complex on the said land consisting of lower basement, upper basement and 4 other upper floors along with amenities and utilities on the said land. The said land along with the commercial complex is hereafter referred to as Methodist Complex. The schedule of Methodist Complex is given in Annexure -A.
  - 3.3. Upon completion of the construction, MCI executed a long-term lease in favour of the Lessor by way of Original Tenancy Deed, registered as Doc. No. 686 of 1990, dated 19<sup>th</sup> April, 1988 at the District Registrar Office, Nampally, Hyderabad. In terms of the Original Tenancy Deed, the Lessor herein was authorized to create valid and subsisting sub-leases/sub-tenancy for long periods and any such sub-leases/sub-tenancy created to be valid, subsisting and binding on MCI also. Such sub-tenants/ sub-lessees rights were also protected even in the event of cancellation of the development agreement or the Tenancy Deed executed in favour of the Lessor herein, confirming that in such an event, the obligation of sub-tenant/ sub-lessee shall be towards the MCI, and the leasehold interest of the sub-lessee or sub-tenant shall continue without interruption.

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3.4. The salient features of the Original Tenancy Deed with MCI and the Lessor is reiterated as under:

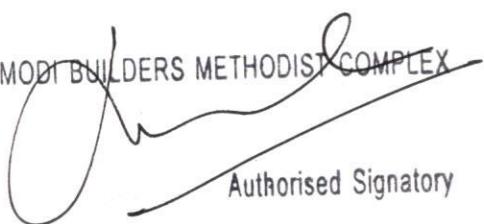
- 3.4.1. MCI would continue to be the absolute owner of Methodist Complex.
- 3.4.2. MCI by way of the Original Tenancy Deed has given on long lease the entire Methodist Complex to the Lessor (except about 5000 sft on II floor).
- 3.4.3. The Lessor has agreed to pay monthly rent of Rs.1,00,000/- to MCI from 1st March, 1987 with an increase in rent by 20% every 5 years.
- 3.4.4. The Lessor is entitled to assign, transfer, sub-let and/or give on lease and license, any portion of Methodist Complex at its discretion without requiring any further consent of MCI.
- 3.4.5. Such sub-lessee/sub-tenants shall continue to enjoy their rights even in case of any default in the obligation of the Lessor to MCI.
- 3.4.6. The tenancy / lease between the Lessor and MCI is contemplated as a long term arrangement and for purposes of stamp duty and registration cost, the Original Tenancy Deed may be deemed to be for a period of 30 years and shall be renewed on the same terms and conditions subject to the Periodic Enhancement of rent and the said clause for renewal which shall inure to the advantage of the sub-lessees as well, being a long-term lease.

3.5. The Lessor has been performing its obligations to MCI without any default since 1987. The Lessor has paid rents to MCI as per the Original Tenancy Deed along with 20% increase every 5 years. The Lessor was entitled to renewal of the Original Tenancy Deed subject to the Periodic Enhancement of rent and the clause for renewal after expiry of the initial period of 30 years. MCI has renewed the Original Tenancy Deed for a further period of 30 years from 1<sup>st</sup> March, 2017 to 28<sup>th</sup> February, 2047 by way of Supplementary Tenancy Deed dated 22<sup>nd</sup> September, 2021 registered as Doc. No.3027/21 at the SRO, Hyderabad. The salient features of the Supplementary Tenancy Deed are:

- 3.5.1. MCI has acknowledged the compliance of the Lessor with respect to the terms of the Original Tenancy Deed.
- 3.5.2. The Lessor is liable to pay MCI a rent of Rs. 2,68,738/- per month from 1<sup>st</sup> March, 2017 along with the escalation of 20% every 5 years. The first escalation for the renewal term would commence from 1<sup>st</sup> March, 2022.
- 3.5.3. The Supplementary Tenancy Deed is a long-term arrangement and the Original Tenancy Deed shall be renewed on the same terms and conditions subject to the Periodic Enhancement of rent and the clause for renewal and shall continue to be renewed until such time the Lessor continues to pay monthly rents to MCI.
- 3.5.4. Accordingly, the Lessor is absolutely entitled to sub-let and / or give on lease and license, any portion of Methodist Complex to any intending Lessee without any further consent of MCI.

4. Terms of Lease by the Lessor in favour of the Lessee:

- 4.1 The Lessor has agreed to give on Lease a portion of Methodist Complex to the Lessee on the terms and conditions given herein.
- 4.2 The details of the Schedule Property being Leased to the Lessee is given in Annexure-B.
- 4.3 The plan of the Schedule Property being Leased to the Lessee is given in Annexure C.

  
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The No.: 06-12-58-28 IST 2025



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4.4 The Lessee is in occupation of the Schedule Property on a long-term lease from the Lessor. The Lessor acknowledges that the Lessee has been performing its obligations to the Lessor and that it has cleared all the arrears of rent and other charges payable to the Lessors on this day. The Lessor has no further claim of any arrears for past periods.

4.5 The details of Monthly Rent, Refundable Security Deposit, Monthly Maintenance Charges, etc. payable by the Lessee to the Lessor is given in Annexure B.

4.6 The Lessee herein shall be entitled to Transfer of Lease of the Schedule Property or any part thereof at its discretion without requiring any further consent of the Lessor herein or from MCI, for such consideration as the Lessee herein may consider proper. However, such a Transfer of Lease shall be on the same terms and conditions of this Lease and in accordance with the terms and conditions of the Tenancy Deed. It is further agreed that in the event of such a Transfer of Lease the Refundable Security Deposit mentioned in Annexure B shall if the Lessee herein so directs, automatically stand transferred to such a Sub-Lessee.

4.7 This Lease Deed being executed is also a long-term arrangement and the Lease shall be renewed on the same terms and conditions subject to the Periodic Enhancement of Monthly Rent including the clause pertaining to Renewal of Lease until such time the Lessee continues to pay the monthly rents to the Lessor. Mere non-execution of the renewal of Lease Deed shall not entitle the Lessor to terminate the Lease.

5. Renewal of Lease by the Lessor in favour of the Lessee:

5.1. This Lease Deed is a long-term arrangement and for the purposes of stamp duty and registration charges the Lease Deed is being registered for a period of about 24 years up to 28th February 2047.

5.2. The Lessee shall be entitled to Renewal of Lease for the further period of 30 years from 1<sup>st</sup> March 2047. The Lessee shall be obliged to renew the Lease in favour of Lessee or Sub-Lessee or their successors-in-interest.

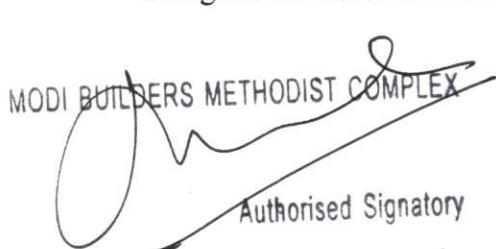
5.3. The Lessor or their successors-in-interest, shall be obliged to send an advanced intimation to the Lessee (or Sub-Lessee), in writing, atleast 180 days before the expiry of this Lease, to enable the Lessee or Sub-Lessee or their successors-in-interest to renew the Lease.

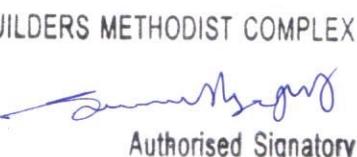
5.4. It is agreed between the Lessor and the Lessee that the Lessee shall be entitled to Renewal of Lease in its favour or in favour of any other parties as the Lessee may so direct.

5.5. It is further agreed between the Lessor and the Lessee that this Lease would be renewed on the same terms and conditions, including the renewal clause and Periodic Enhancement of Monthly Rent for further periods of 30 years.

5.6. It is further agreed that the Lessor shall renew the lease in favour of the Lessee by way of a registered Lease Deed. The cost of stamp duty, registration charges and incidental expenses shall be borne by the Lessee.

5.7. The Lessor covenants that there shall be no change in the Monthly Rent, subject to Periodic Enhancement, payable by the Lessee or Sub-Lessee to the Lessor, during the period of the Lease or for further periods of renewal. The Lessor further covenants that there shall be no change in the Periodic Enhancement during the period of the Lease or for further periods.

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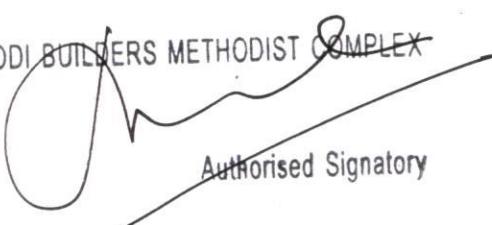
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6. Obligations of the Lessee:

- 6.1. The Lessee shall regularly pay the Monthly Rent to the Lessor along with Periodic Enhancement as per details given in Annexure B. The rent shall be payable in advance on or before 7<sup>th</sup> day of each month.
- 6.2. The Lessee shall be entitled to deduct TDS at the applicable rates. However, the Lessee shall provide proof of payment of such TDS to the statutory authorities within three months from the due date of payment of Monthly Rent.
- 6.3. The Lessee shall pay Monthly Maintenance Charges regularly to the Lessor. The details of Monthly Maintenance Charges are given in Annexure B. The Monthly Maintenance Charges shall be payable in advance on or before 7<sup>th</sup> day of each month.
- 6.4. The Lessor shall have a right to appoint another agency/body/society/Association for the day to day maintenance of Methodist Complex. The Lessee shall be obliged to pay Monthly Maintenance Charges to such a entity on the directions of the Lessor.
- 6.5. The Lessee has paid Refundable Security Deposit to the Lessor. The Refundable Security Deposit shall not carry any interest and shall be refunded to the Lessee (or Sub-Lessee) on termination of the Lease. The details of Refundable Security Deposit are given in Annexure B.
- 6.6. The Lessee shall pay electricity charges as per separate meter provided, property tax for the Scheduled Property, etc. to the concerned departments regularly.
- 6.7. It is agreed that the Lessee herein shall not use the Schedule Property for any purpose which is illegal or prohibited, by law or for such purpose which has been specifically prohibited under the Tenancy Deed.
- 6.8. The Lessee shall not be entitled to make any structural changes or cause damage to the building or to the Schedule Property or Methodist Complex. The Lessee shall seek prior permission from the Lessor before undertaking any civil work in the Scheduled Property. The Lessee confirms that it shall not alter the elevation of the building without seeking prior permission from the Lessor.
- 6.9. The Lessee confirms that it shall not place any furniture/objects/items in the Common Areas of the building. Further, the Lessee confirms that it shall not place hoardings or sign boards in any Common Area or on the elevation of Methodist Complex.
- 6.10. The Lessee shall be obligated to pay enhanced Monthly Maintenance Charges to the Lessor which are proposed to be enhanced from time to time.
- 6.11. The Lessee shall be obliged to pay Building Renovation Charges to the Lessor for repair/replacement/upgradation of major items like lifts, transformers, panels, generators, etc., or in case of major civil works/renovation.
- 6.12. The Lessee shall pay GST and / or any other similar taxes levied or become leviable in future to the Lessor on the Monthly Rent, Monthly Maintenance Charges or Building Renovation Charges payable by the Lessee to the Lessor. The Lessor shall be obliged to raise GST invoices for the same.
- 6.13. In case of Transfer of Lease, the Sub-Lessee shall be responsible for meeting the obligations of the Lessee.

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Sheet 6 of 14



7. Obligations of the Lessor:

- 7.1. The Lessor shall issue receipts for Monthly Rent received from the Lessee within 15 days of receiving the Monthly Rent.
- 7.2. The Lessor shall be obliged to provide the details of its bank account to enable the Lessee or Sub-Lessee to pay Monthly Rent/Monthly Maintenance Charges to the Lessor by direct deposit/ online transfer/ electronic transfer. The Lessee shall intimate the Lessor about such payment of Monthly Rent/ Monthly Maintenance Charges. The Lessor shall be obliged to issue receipt for Monthly Rent/ Monthly Maintenance Charges upon receiving proof of payment by the Lessee. The Lessor shall periodically update the Lessee about any change in its bank account.
- 7.3. The Lessor shall permit the Lessee to enjoy the Schedule Property without any hindrance as long as the Lessee is meeting its obligations under this Lease Deed.
- 7.4. The Lessor shall be obliged to issue a no objection certificate to the Lessee and/or its Sub-Lessee within 30 days of such a request by the Lessee for Transfer of Lease. However, the Lessee shall not be required to obtain such a no objection certificate from the Lessor.
- 7.5. Further, at the request of the Lessee, the Lessor shall be obliged to join as Consenting Party for Transfer of Lease in favour of Sub-Lessee, on the same terms and conditions as in this Lease Deed. However, the Lessee shall issue a 30 days advance notice to the Lessor to enable the Lessor to join in executing the registered sub-lease.
- 7.6. Further, at the request of the Lessee, the Lessor shall be obliged to transfer this Lease in favour of any other Sub-Lessee that the Lessee may identify, on the same terms and conditions of this Lease Deed. However, the Lessee shall issue a 30 days advance notice to the Lessor to enable the Lessor execute a registered sub-lease.
- 7.7. In case of such a Transfer of Lease, the Refundable Security Deposit paid by the Lessee to the Lessor shall deemed to be transferred to such a Sub-Lessee. The Sub-Lessee shall be responsible for meeting the obligations of the Lessee and the Sub-Lessee shall be entitled to refund of the Refundable Security Deposit held by the Lessor upon termination of the Lease.
- 7.8. It is further agreed that in case of Transfer of Lease, as given above, it shall be recorded by way of a registered Lease Deed. The cost of stamp duty, registration charges and incidental expenses shall be borne by the Sub-lessee.
- 7.9. In case the Lessor transfers its right, title or interest in the Schedule Property or Methodist Complex in favour of any third party, such transferee shall be bound by all the obligations cast upon the Lessor under this Lease Deed, vis-à-vis Lessee or Sub-Lessee.
- 7.10. The Lessor hereby confirms that during the subsistence of this Lease, the Lessee herein shall be entitled to occupy the Schedule Property peacefully without any let or hindrance from any person whatsoever and that the Lessor herein shall perform whatever obligation it has to MCI so that the right and interest of the Lessee herein is in no way affected. This right shall be capable of being enforced at the instance of the Lessee or Sub-Lessee.
- 7.11. The Lessor further confirms that the Lessee herein shall be entitled to make use of the Common Areas of Methodist Complex including staircase, landing, common parking area and common entrance to Methodist Complex for ingress and egress and all other amenities and conveniences available in Methodist Complex.

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Date: Thu, Nov 06, 13:38:38 IST 2025



7.12. The Lessor further confirms that the Lessor herein shall not carry on any further construction in Methodist Complex without obtaining proper permits and NOCs from the concerned statutory authorities.

7.13. The Lessor shall be responsible for overall maintenance of the building which includes providing of security service, housekeeping services, water supply, electricity supply to Common Areas, minor repairs and maintenance, maintenance of lift, arresting minor seepages and leakages, etc. The Lessor shall utilise the amount collected as Monthly Maintenance Charges from the occupants of Methodist Complex for providing these services. Accordingly, the Lessor shall be entitled to enhance the Monthly Maintenance Charges from time to time to meet these expenses. The Lessor shall maintain separate books of accounts for Monthly Maintenance Charges collected by it and send an annual statement of accounts to the Lessee upon request. The Lessor shall strictly use the Monthly Maintenance Charges collected for day to day maintenance of Methodist Complex.

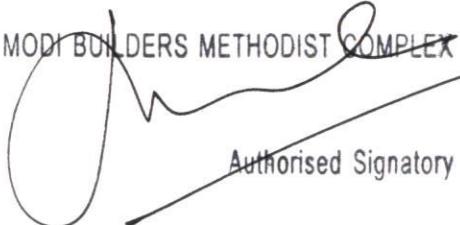
7.14. The Lessor shall be responsible for major repairs including upgrading or replacing lifts, electric power supply infrastructure, water supply infrastructure, structural repairs, major civil works, major leakages and seepages, etc. However, the Lessor shall be entitled to collect Building Renovation Charges from the occupants of Methodist Complex as and when such need arises. The Lessor shall maintain separate books of accounts for Building Renovation Charges collected by it and send an annual statement of accounts to the Lessee upon request. The Lessor shall strictly use the Building Renovation Charges collected for the repairs and maintenance of Methodist Complex.

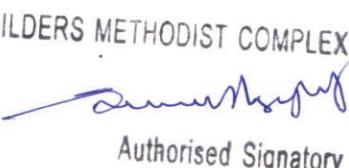
## 8. Termination of Lease between the Lessor and Lessee:

8.1. The Lessor shall not be entitled to terminate this Lease in case of default in payment of Monthly Rent and / or Monthly Maintenance Charges by the Lessee to the Lessor, without giving a reasonable opportunity to the Lessee for curing the default. In case of default in payment of Monthly Rent and/ or Monthly Maintenance Charges by the Lessee, the Lessor shall give at least (3) three months time by way of written notice to the Lessee to pay the arrears of Monthly Rent and / or Monthly Maintenance Charges without interest to the Lessor. Further, in case the default in payment of Monthly Rent or Monthly Maintenance Charges continues beyond the said 3 months notice period, the Lessor shall be entitled to recover arrears of Monthly Rent or Monthly Maintenance Charges from the Lessee along with interest @18% per annum.

8.2. The Lessor shall not be entitled to terminate the Lease for default in payment of Monthly Rent or Monthly Maintenance Charges, if the default is cured by the Lessee along with interest within a period of (24) twenty four months from the date of receipt of written demand to cure the said default.

8.3. The Lessor shall not be entitled to terminate the Lease for any other reason and shall continue to renew the Lease on the same terms and conditions from time to time till the building continues to exist and the lease with MCI continues to exist, whichever is later.

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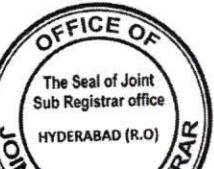
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9. Arbitration clause:

9.1. In the event of any dispute between the parties as regards the present document, its implementation or non-implementation, compliance of breach of any of its terms, interpretation thereof and any matter arising out of or touching any of the above, the same shall be referred to arbitration consistent with the provisions of The Arbitration and Conciliation Act, 1996, proceedings being held at Hyderabad in the English language, each party designating one arbitrator and the two arbitrators designating a third and the tribunal then entering upon the reference. The award of the arbitrator shall be final and binding on both the parties.

IN witness whereof the parties affixed their signatures in the presence of the following witnesses on the date first mentioned.

**ANNEXURE - A**

Details of Methodist Complex.

All that building consisting of Shops/Offices on 6 floors i.e., lower ground floor, upper ground floor, first floor, second floor, third floor, fourth floor along with parking on the first floor, appurtenant amenities and utilities constructed on land admeasuring about 3,300 sq. yds., bearing municipal no. 5-9-189/190, situated at Abids Road, Chirag Ali Lane, Hyderabad, Telangana and bounded by:

On or towards the South : By Chirag Ali Lane  
On or towards the East : By Abid Road  
On or towards the West : Brindavan Commercial Complex  
On or towards the North : Lenaine Estate.

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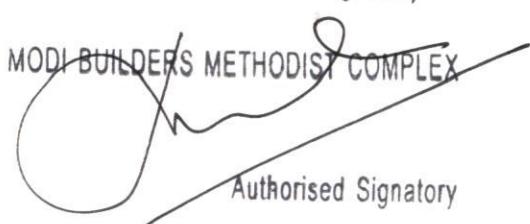
Lessor:

Represented by Suresh Bajaj:



Authorised Signatory

Represented by Soham Modi:



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Authorised Signatory

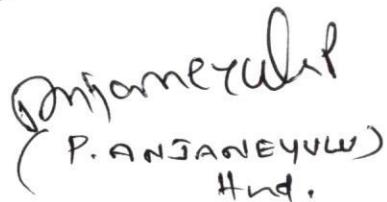
Lessee:



Witness no.1:

Name:

Address

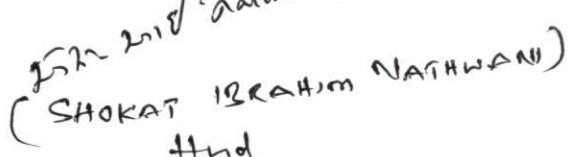


P. ANJANEYULU  
Hud.

Witness no. 2:

Name:

Address



SHOKAT ISRAHIM NATHWANI  
( SHOKAT ISRAHIM NATHWANI )  
Hud

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**ANNEXURE -B**

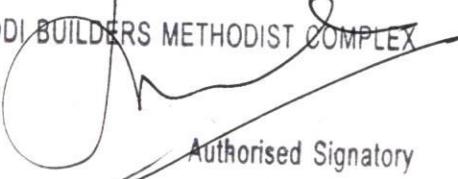
Details of the terms between the Lessee and the Lessor.

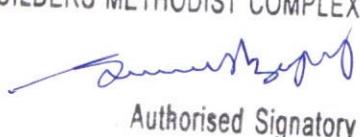
**A. Details of Lessor:**

Sl. No.	Item/Description	Details
1.	Name of Lessor	M/s. Modi Enterprises (Owned by Modi Builders Methodist Complex, a partnership firm)
2.	Authorised representative of Lessor	Mr. Suresh Bajaj and Mr. Soham Modi.
3.	Designation of authorized representative	Partner
4.	Aadhaar no. of authorized representative	2386 7206 2928 & 3146 8727 4389
5.	Registered office of Lessor	5-4-187/3 & 4, Second Floor, Soham Mansion, M.G. Road, Secunderabad-500 003
6.	Address for correspondence	5-4-187/3 & 4, Second Floor, Soham Mansion, M.G. Road, Secunderabad-500 003
7.	Mobile no. of Lessor	040-66335551
8.	Email Id of Lessor	admin@modiproperties.com
9.	Pan no. of Lessor	AABFM2938C
10.	GST No. of Lessor	36 AABFM2938C2ZK
11.	Bank Account details for payment of Monthly Rent	Account no.0142003063500. DBI Bank, Basheerbagh, Hyderabad. IFSC Code: IBKI0000002

**B. Details of Lessee:**

Sl. No.	Item/Description	Details
1.	Name of Lessee	Mr. Kandala Sridhar Rao
2.	Authorised representative of Lessee	Mr. Kandala Sridhar Rao
3.	Designation of authorized representative	NA
4.	Aadhar no. of authorized representative	6679 8205 4647
5.	Registered office of Lessee	5-9-189/190, LGF-07B, Methodist Complex, Abids road, Chirag-ali lane, Hyderabad-500 001
6.	Address for correspondence	16-11-20/27, Saleem Nagar Colony, Near Ganesh Temple, Malakpet, Hyderabad - 500036.
7.	Mobile no. of Lessee	9440579700 & 9441928076
8.	Email Id of Lessee	ksridharrao17@gmail.com
9.	Pan no. of Lessee	APEPK8630D
10.	GST No. of Lessee	NA

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C. Details of Scheduled Property:

Sl. No.	Item/Description	Details
1.	Shop/Office No.	Office/Shop No. LGF-07B
2.	Floor	Lower Ground Floor
3.	Built up area	230 Sft.
4.	Super built-up area	276 Sft.

Note: Rent, maintenance and other charges to be paid on super built-up area

D. Terms and Conditions:

Sl. No.	Item/Description	Details
1.	Monthly rent:	Rs. 552/- (+GST)
2.	Security Deposit	Rs. 1,000/- per sft = Rs. 2,76,000/-. Payment made by way of Pay order No. 944500, dated: 03-09-2025, drawn on DCB Bank.
3.	Lease Commencement date:	1 <sup>st</sup> January, 2024.
4.	Lease period	Long Term. For the purpose of stamp duty and registration charges this Lease is being executed up to 28 <sup>th</sup> February, 2047.
5.	Lease renewal	Lease would be renewed on the same terms and conditions, along with the clause of Periodic Enhancement including the clause of renewal for a further periods of 30 years, by executing a renewed Lease Deed.
6.	Rent increase	20% every 5 years.
7.	Next rent increase date	1 <sup>st</sup> March, 2028.
8.	Monthly maintenance charges payable to Lessor	Rs. 3/- per month + GST.

Details of the Scheduled Property being leased by the Lessor to the Lessee:

All that Office/Shop space admeasuring 276 sft of super built up area, on the Lower ground floor, bearing Office/Shop No. 07B, bearing municipal no.5-9-189/190, situated in Methodist Complex, Chiragali Lane, Abid Road, Hyderabad, marked in red in the plan annexed herein and bounded by,

North : Part of the Complex

South : Common Passage

East : Shop No. 7A

West : Shop No. 08

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Authorised Signatory

  
Authorised Signatory

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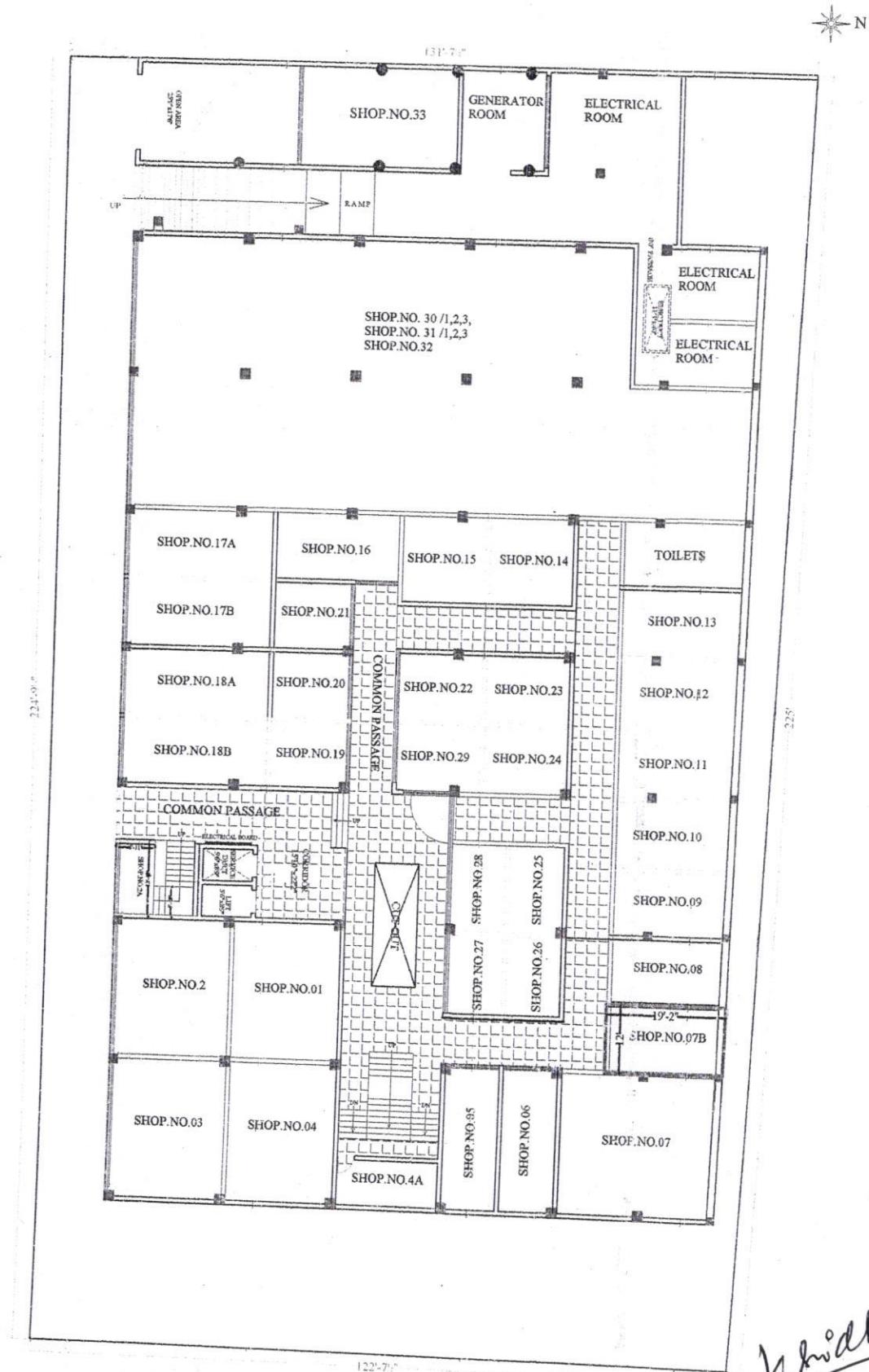
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ANNEXURE C

PLAN OF THE SCHEDULE PROPERTY BEING LEASED TO THE LESSEE



SHOP.NO.7B

BUA : 230 Sft  
SBUA : 276 Sft

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भारत सरकार

GOVERNMENT OF INDIA



सोहां सतीश मोदी

Soham Satish Modi

बालीन सं. / YOB: 1969

मुलुक: Male



3146 8727 4389

भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

प्रियामा:

S/O: सतीश मोदी, ब्लॉक नं.

280, रोड नं. 25, पेडमा

टेम्पल जिल्हा अंडरेस

हैंडराबाद, बंजारा हिल्स,

हैदराबाद, आंध्र प्रदेश,

Andhra Pradesh, 500034

Address:

S/O: Satish Modi, plot no-280,

road no-25, near peddamma

temple jubilee hills,

Khalirabad, Banjara Hills,

Hyderabad

Andhra Pradesh, 500034

आधार - आधार - सामान्यमानवीकृत पात्र

Aadhaar - Aam Aadmi ka Adhikar

MODI BUILDERS METHODIST COMPLEX

भारत सरकार  
Government of Indiaनाम यार्ड  
Suresh Bajaj  
जन्म तिथि / DOB : 25/05/1954  
जाति / लाई

2000-7006 2928

- सामान्यीकृत पात्र  
MODI BUILDERS METHODIST COMPLEX

Authorised Signatory

/PERMANENT ACCOUNT NUMBER

ACVPB8308D

प्राप्त नाम

SURESH BAJAJ

प्राप्त वा नाम पिता/पितृ/पितृ

PARMANAND BAJAJ

जन्म तिथि / DATE OF BIRTH

25/05/1954

/2024-2025

Chief Commissioner of Income Tax, Andhra Pradesh

Suresh Bajaj

Authorised Signatory

भारत सरकार संसदीय प्रतिनिधि

Unique Identification Authority of India

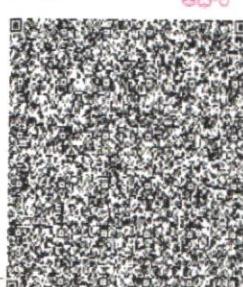


प्राप्त नाम:

23-64/10/24 1ST FLOOR KAMALA NILAYAM, JAI SWAL COLONY, Amberpet, PO: Amberpet, DIST: Hyderabad, Telangana - 500013

Address:

23-64/10/24 1ST FLOOR KAMALA NILAYAM, JAI SWAL COLONY, Amberpet, PO: Amberpet, DIST: Hyderabad, Telangana - 500013



Aadhaar Card Issued: 16/01/2013

कंदी प्रभाकर रेडी  
Kandi Prabhakar Reddy  
जन्म तिथि / DOB: 15/01/1974  
जाति / लाई: MALEआधार कार्ड नं. 3287 6953 9204  
आधार कार्ड नं. 3287 6953 9204  
आधार कार्ड नं. 3287 6953 9204आधार कार्ड नं. 3287 6953 9204  
आधार कार्ड नं. 3287 6953 9204  
आधार कार्ड नं. 3287 6953 9204

3287 6953 9204

ना आधार, ना राजित

3287 6953 9204

VID : 9197 0409 3118 9935

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

Reagan

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నూతన్ అధార్, నూతన్ గుర్తింపు

భారత ప్రభుత్వం  
Government of India

పదిశ్శెట్ అంజెయులు  
Podishetty Anjaneyulu  
పుట్టి తేదీ/DOB: 01/08/1985  
శురుమాడు/MALE

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 XML).

4580 1358 0155

నూతన్ అధార్, నూతన్ గుర్తింపు

భారత విశేష గుర్తింపు ప్రాధికార సంస్థ  
Unique Identification Authority of India

పదిశ్శెట్ అంజెయులు, 5-9-670, ఐఎస్ఎస్, తెలుగు నగరం, మాంచి పార్క్, అబ్ది, నామ్పల్ప, ఐబిస్, హైదరాబాద్, తెలంగాణ - 500001

Address:  
S/O Podishetty Muthiah, 5-9-670,  
Gunfoundry, Beside Lepakshi Emporium,  
Abids, Nampally, PO: Hyderabad G.P. DIST:  
Hyderabad. Telangana - 500001

4580 1358 0155  
VID : 9149 8541 7446 0757  
www.uidai.gov.in

నూతన్ అధార్, నూతన్ గుర్తింపు

భారత ప్రభుత్వం  
Government of India

కండలా శ్రీదిల్ రావు  
Kandala Sridhar Rao  
పుట్టి తేదీ/DOB: 17/02/1972  
శురుమాడు/MALE

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 XML).

6679 8205 4647

నూతన్ అధార్, నూతన్ గుర్తింపు

భారత విశేష గుర్తింపు ప్రాధికార సంస్థ  
Unique Identification Authority of India

కండలా శ్రీదిల్ రావు, 16-11-20/27, Saleem Nagar Colony, Near Ganesh Temple, Malakpet, Amberpet, DIST: Hyderabad, Andhra Pradesh - 500036

Address:  
S/O Kandala Eshwar Rao, 16-11-20/27, Saleem Nagar Colony, Near Ganesh Temple, Malakpet, Amberpet, DIST: Hyderabad, Andhra Pradesh - 500036

6679 8205 4647  
VID : 9162 2274 0549 6280  
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నూతన్ అధార్, నూతన్ గుర్తింపు

GOVERNMENT OF INDIA

శౌకత ఇబ్రహిం నథ్ న్యూని  
Showkat Ibrahim Nathwani  
పుట్టిన సంవర్తనా / Year of Birth : 1962  
శురుమాడు/ Male

6240 7723 6348

22-21/25  
22-21/25

అధార్ - సామాన్యని హక్కు

భారత విశేష గుర్తింపు ప్రాధికార సంస్థ  
UNIQUE IDENTIFICATION AUTHORITY

శౌకత ఇబ్రహిం నథ్ న్యూని  
S/O Ibrahim Nathwani  
1-8-213/215, F 204,  
Secunderabad  
Andhra Pradesh, 500003

చిరుసార్వ:  
S/O ఇబ్రహిం నథ్ న్యూని  
1-8-213/215, F 204,  
Secunderabad  
Andhra Pradesh, 500003

Address :  
S/O Ibrahim Nathwani  
1-8-213/215, F 204,  
Secunderabad  
Andhra Pradesh, 500003

Aadhaar - Saamanyuni Hak

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