



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

BE 307599

S.No. 9924 Date : 30-12-2013

Sold to : MAHENDER

S/o. MALLESH

For Whom: MEHTA & MODI HOMES

CH. SHRAVANI

LICENSED STAMP VENDOR

LIC.No.15-31-029/2013,

House On P.No.21, W.S. Colony,

Abdullapurmet (V), Hayathnagar (M)

R.R.Dist-501512. Ph:7842562342

LEASE AGREEMENT

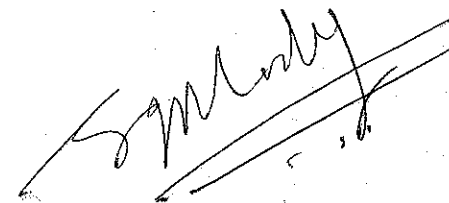
This Lease Agreement executed at Secunderabad on this the 28th day of July, 2014 by and between:

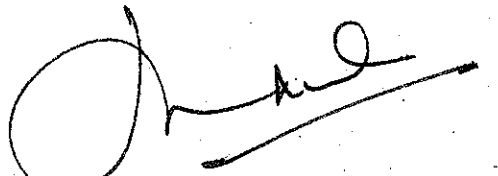
Mr. Gaurang Mody, S/o. Shri. Jayantilal M Mody, aged about 46 years, R/o. Flat No.105, Sapphire Apartments, Chikoti Gardens, Begumpet, Hyderabad, herein after referred to as the **LESSOR**.

AND

M/s. MEHTA & MODI HOMES, a registered partnership firm, having its office at 5-4-187/3 & 4, IInd floor, Soham Mansion, M.G. Road, Secunderabad -500 003, represented by its Managing Partner, Mr.. Soham Modi, S/o. Shri. Satish Modi, aged about 44 years, R/o. Plot No. 280, Jubilee Hills, Hyderabad, herein after referred to as the **LESSEE**.

The terms **LESSOR** and **LESSEE** shall mean and include whenever the context so requires shall mean and include all their legal heirs, successors in interest, legal representatives, administrators, assignees, nominees, etc.


Gaurang Mody


Soham Modi

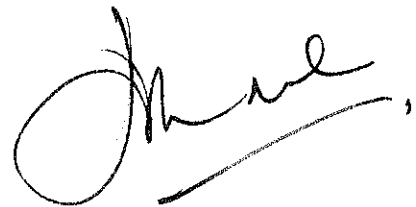
- A. WHEREAS the **LESSOR** is the absolute owner of the building bearing plot no. 399E in the residential project known as "Silver Oak Bungalows Phase-III", situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, having an area of about 3750 sft. (Ground Floor - 2750 sft, First Floor - 2750 sft, and Second Floor - 2750 sft.,) on 823.21 Sq. Yards of land. The **LESSEE** has requested the **LESSOR** to grant on lease the said building and the **LESSOR** has agreed to give on lease on the terms and conditions specified as hereunder:
- B. Know all men by these presents that in pursuance of the rent hereby reserved and the covenants agreed specified hereunder the **LESSOR** doth hereby grant and the **LESSEE** doth hereby taken on lease the said building bearing plot no. 399E in the residential project known as "Silver Oak Bungalows Phase-III", situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, having an area of about 3750 sft. (Ground Floor - 2750 sft, First Floor - 2750 sft, and Second Floor - 2750 sft.,) on 823.21 Sq. Yards of land., more particularly described at the foot of this document, on the following terms and conditions.

NOW THEREFORE THIS LEASE AGREEMENT WITNESSETH AS FOLLOWS

1. The **LESSEE** shall pay a rent of Rs. 15,000/- (Rupees Fifteen thousand only) per month exclusive of water & electricity consumption charges and subject to the clause pertaining to the enhancement of rent contained hereunder.
2. The lease shall be for a period of 03 year(s) commencing from 01st day of August, 2014. This agreement of lease between the said **LESSOR** and the said **LESSEE** can be terminated by the **LESSEE** with an advance notice of one month. However, the **LESSEE** shall not be entitled to terminate the lease in the middle of the English calendar month.
3. The **LESSOR** and the **LESSEE** hereby undertake to execute a regular lease deed as and when called upon by either of the parties to do so at any time during the currency of the lease agreement.
4. The expenses of stamp duty and registration charges of this agreement in duplicate and all other incidental expenses shall be borne by the **LESSEE** in full.
5. The **LESSEE** shall pay the rent in advance regularly per each month on or before the 10th day of the current month to the **LESSOR**.
6. The **LESSEE** shall pay and bear the water & electricity consumption charges including any additional consumption deposit that may be levied from time to time, apart from the rent.
7. The **LESSEE** shall pay monthly maintenance charges to the **LESSOR**, or to any other party that the owner may direct, towards the maintenance of common areas, common area security, water charges, etc. subject to increase from time to time.
8. The **LESSEE** shall keep the demised portion in a neat and habitable condition.
9. The **LESSEE** shall carry out all minor repairs and regular maintenance by way of colour wash etc, at its own cost.
10. The **LESSEE** shall utilize the demised portion for residential purposes only but shall not use the said portion for commercial or any illegal activity.



Gaurang Reddy



Suman Reddy

11. The **LESSEE** shall not sub-let any portion of the premises or transfer the rights under the lease in favour of anyone.
12. The **LESSEE** shall enhance the rent by 15% at the end of every (five) 5 years on the then existing rent.
13. The **LESSEE** shall permit the **LESSOR** or anyone authorised by it to inspect the demised portion at all reasonable hours of the day.
14. The **LESSEE** shall be liable to pay all taxes, levies, charges like VAT, service tax, etc., that are payable or shall become payable to any government or statutorily authority from time to time as applicable.
15. The **LESSOR** shall pay the property taxes pertaining to the leased premises.
16. The **LESSOR** agrees not to cause any hindrance to the **LESSEE** in the enjoyment of the demised portion provided the **LESSEE** observes all the covenants without defaults as specified above.
17. The **LESSOR** agrees to allow the **LESSEE** to remove the electrical fittings, false ceiling, air conditioning and any other such system that the **LESSEE** has installed at their own cost at the time of vacating the floor on the expiry of the lease or on termination of the lease.

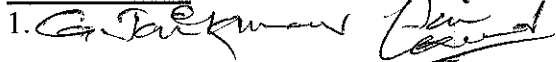
DESCRIPTION OF THE DEMISED PORTION


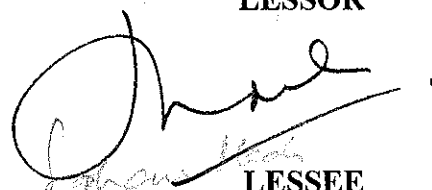
All that building bearing plot no. 399E in the residential project known as "Silver Oak Bungalows Phase - III", situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, having an area of about 3750 sft., (Ground Floor - 2750 sft, First Floor - 2750 sft, and Second Floor - 2750 sft.), on 823.21 Sq. Yards of land bounded by:

North By : Neighbour's land
South By : 30' Road
East By : Neighbour's land
West By : Plot No. 310 to 315

IN WITNESS WHEREOF, the **LESSEE** and the **LESSOR** have signed these presents on the date and at the place mentioned above.

WITNESSES:

1. 
2.


Gaurang Reddy
LESSOR

LESSEE