

తెలంగాణ తెలంగాణ TELANGANA

S.No. **16663** Date: **12-11-2016**

Sold to: **MAHENDAR**

S/o. **MALLESH**

For Whom: **M/s. MODI REALITY (MIRYALGUDA) LLP.**

 **G 552133**

K.SATISH KUMAR
LICENSED STAMP VENDOR
LIC No.16-05-059/2012,
R.No.16-05-029/2015
Plot No.227, Opp.Back Gate
of City Civil Court,
West Marredpally, Sec'bad.
Mobile: 9849355156

RENTAL AGREEMENT

This Rent Agreement executed at Secunderabad on this the 24th day of January 2017 by and between:

Mr. S.K. Taharpash S/o. Mr. Shaik Mukthar. aged 45 years, residing at Sagar road, Miryalaguda, Nalgonda – (Dist) - 508 207, Occupation: Business, herein after referred to as the LESSOR.

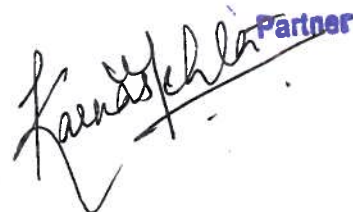
AND

M/s. Modi Reality (Miryalaguda) LLP, represented by its Partner Mr. Karna Mehta son of Mr. Sudhir Mehta, aged 25 years residing at 21, Bapubagh Colony, Ground floor, P.G Road, Secunderabad – 500003., Occupation: Business, 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.

For MODI REALTY (MIRYALGUDA) LLP



 **Partner**

- A. WHEREAS the LESSOR is the absolute owner of the ground plus 2 floor Building, situated at Sagar road Miryalaguda, Nalgonda - (Dist) - 508 207.
- B. The LESSEE has requested the LESSOR to grant on Rent the Said 458Sft 1st floor has agreed to give on rent on the following terms and conditions specified as here under.

NOW THEREFORE THIS RENT AGREEMENT WITNESSETH AS FOLLOWS:

1. The LESSEE shall pay a rent of Rs. 10,000/- (Rupees ten thousand only) per month and Rs. 20,000/- as advance which will be refunded at the time of vacating the premises.
2. The lease shall be for a period of 1 year commencing from 24th of January, 2017. This agreement of rent between the said LESSOR and the said LESSEE can be terminated by the LESSEE AND LESSOR with an advance notice of one month.
3. The LESSOR and the LESSEE hereby undertake to execute this rent agreement as and when called upon by either of the parties to do so at any time during the tenure of the rental agreement. The expenses of stamp duty and registration charges of this agreement in duplicate and all other incidental expenses shall be borne by the LESSOR and LESSEE equally.
4. The LESSEE shall pay the rent regularly per each month on or before the 10th day of the succeeding month to the LESSOR
5. The LESSEE shall utilize the demised portion as site office and construction based work activities. But shall not use the said portion for any illegal activity.
6. The LESSEE shall not sub-let any portion of the premises or transfer the rights under the rent in favor of anyone.
7. The LESSEE shall enhance the rent by 15% after 3 years.
8. The LESSEE shall permit the LESSOR or anyone authorized by it to inspect the demised portion at all reasonable hours of the day with LESSEE permission. Trespassers will be prosecuted.
9. The LESSOR shall be liable to pay all taxes, levies, charges like VAT, service tax, GST etc., on the rent paid by the LESSEE, that are payable or shall become payable to any government or statutorily authority from time to time as applicable.
10. The LESSOR shall pay the property taxes pertaining to the rented premises.
11. 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.



For MODI REALTY (MIRYALAGUDA) LLP



Partner

DESCRIPTION OF THE DEMISED PORTION

The Ground Plus 2 floor building situated Opp TVS showroom, Sagar road, Miryalaguda, Nalgonda - (Dist) - 508 207 having an area of 458 Sft bounded by:

North By : TVR Show room
South By : Bajaj Showroom
East By : Lakshmi tiers
West By : Private property

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

WITNESSES:

1.

2.

For MODI REALTY (MIRYALAGUDA) LLP


LESSEE



LESSOR