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S.No. 43260 Date 07/07/2011
Selling to Razia Bano
S/o. W/o Syed Mehdi
For Whom Razia Bano

K. SATISH KUMAR
Licenced Stamp Vendor
LIC.No.15-18-013/2000
REN.No.15-18-016/2009
H.No.5-1-30, Premavathipet (V),
Rajendranagar Mandal,
Ranga Reddy District.
Ph.No.9849355155

LEASE AGREEMENT

This **LEASE AGREEMENT** is made and executed at Secunderabad, on this the 9th day of July, 2011 by and between:

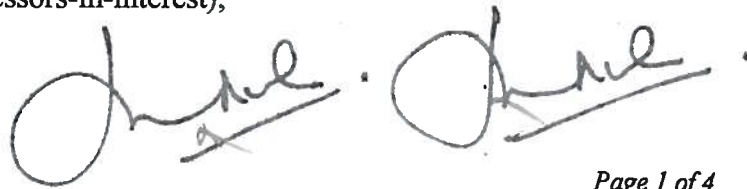
1. Mr. Syed Mehdi, S/o of Mr. Syed Mohammed, aged about 53 years, resident of H.No. 1-5-16/2/1, Musheerabad, Hyderabad – 500 020.
2. Mrs. Razia Bano, W/o of Mr. Syed Mehdi, aged about 43 years, resident of H.No. 1-5-16/2/1, Musheerabad, Hyderabad – 500 020, represented by their specific Power of Attorney Holder M/s. Modi Properties & Investments (P) Ltd., having its registered office at 5-4-187/3 & 4, IInd Floor, MG Road, Secunderabad, represented by its Managing Director Mr. Soham Modi, hereinafter jointly referred to as the “LESSORS” and severally as LESSOR No. 1 and LESSOR No. 2 respectively (which terms shall mean and include whenever the context may so require its successors-in-interest);

AND

Dr. VK Dadhwal, S/o Anup Singh, aged about 54 years, Director, National Remote Sensing Centre, Indian Space Research Organisation (ISRO), Govt. of India, Balanagar, Hyderabad – 500 625.

Hereinafter referred to as the “LESSEE” (which term shall mean and include whenever the context may so require its successors-in-interest);





WHEREAS the **LESSORS** are the absolute owners of the Duplex Bungalow known as **FURQAN VILLA**, consisting of 4 bedrooms, drawing, dinning, kitchen and servant quarter, situated at Plot No. 141, forming a part of Survey No. 74/3, admeasuring about 2,250 sft of built-up area on 233 sq. yds., of land of Ravi Co-operatives Housing Society, Mahendra Hills, Marredpally, Secunderabad. The **LESSEE** has requested the **LESSORS** to grant on lease the above said Bungalow and the **LESSORS** agreed to give on lease on the terms and conditions specified as hereunder:

WHEREAS the **LESSORS** have entered into a property management agreement dated 2nd March, 2004 with M/s. Modi Properties & Investments (P) Ltd., represented by its Managing Director, Mr. Soham Modi for the management of the said building to negotiate and enter into lease with prospective tenants, collect rent, amenities and maintenance charges, to undertake regular repairs and maintenance of the building etc. The **LESSORS** have also given a Specific Power of Attorney to M/s. **Modi Properties & Investments (P) Ltd.**, represented by its Managing Director **Mr. Soham Modi** dated 2nd March 2004 to enter into lease, for collection of rent, amenities and maintenance charges, for issue of receipts etc.

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 Duplex Bungalow known as **FURQAN VILLA**, consisting of 4 bedrooms, drawing, dinning, kitchen and servant quarter, situated at Plot No. 141, forming a part of Ravi Co-operative Housing Society, Mahendra Hills, Marredpally, Secunderabad more particularly described at the foot of this document, on the following terms and conditions.

KNOW ALL MEN BY THESE PRESENTS THAT in pursuance of the rent hereby reserved and the covenants agreed specified hereunder, the **LESSORS** doth hereby grant and the **LESSEE** doth hereby taken on lease the Duplex Bungalow known as **FURQAN VILLA**, consisting of 4 bedrooms, drawing, dinning, kitchen and servant quarter, situated at Plot No. 141, forming a part of Survey No. 74/3, admeasuring about 2,250 sft., of built-up area on 233 sq. yds of land at Ravi Co-operative Housing Society, Mahendra Hills, Marredpally, Secunderabad more particularly described at the foot of this document, on the following terms and conditions:

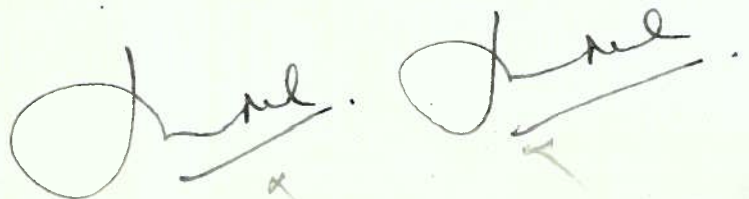
1. The **LESSEE** shall pay a rent of Rs. 8,400.00 (Rupees Eight thousand four hundred only) per month exclusive of Water & Electricity consumption charges and subject to the clause pertaining to the enhancement of rent contained hereunder as per the following details:

Rent payable to LESSOR No. 1.	Rs. 4,200.00
Rent Payable to LESSOR No. 2.	Rs. 4,200.00

2. The **LESSEE** shall pay an amount of Rs. 48,000.00 (Rupees Forty Eight thousand only) as Security Deposit as per the details given below, which shall be refunded by the **LESSORS** to the **LESSEES** at the time of vacating and satisfactory handing over of the premises. The **LESSEE** shall not be entitled to any interest on the Security Deposit lying with the **LESSORS**.

Deposit payable to LESSOR No. 1.	Rs. 24,000.00
Deposit payable to LESSOR No. 2.	Rs. 24,000.00

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3. The lease shall be for period of 1 (one) years, commencing from 1st June, 2011. This agreement of lease between the said **LESSORS** and the said **LESSEE** can be terminated with an advance notice in writing of three months. In case lease is extended the **LESSEE** shall enhance the rent by 5% at the end of every year.
4. The **LESSORS** and the **LESSEE** hereby undertake to execute a regular Lease Deed if and when called upon by either of the parties to do so at any time during the currency of the Lease Agreement.

THE LESSEES HEREBY COVENANTS AS UNDER:

1. The **LESSEE** shall pay the rent regularly per each month on or before the 7th day of the succeeding month to the **LESSORS**.
2. 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.
3. The **LESSEE** shall keep the demised portion in a neat and habitable condition.
4. The **LESSEE** shall utilize the demised portion of his residence, but shall not use the said portion for any commercial/illegal activity.
5. The **LESSEE** shall not sub-let any portion of the premises or transfer the rights under this Lease in favour of anyone.
6. The **LESSEE** shall permit the **LESSORS** or anyone authorized by it, to inspect the demised portion at all reasonable hours of the day with prior notice.
7. 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.

THE LESSORS HEREBY COVENANTS AS UNDER:

1. The **LESSORS** shall pay the property taxes pertaining to the leased premises.
2. The **LESSORS** agree not to cause any hindrance to the **LESSEES** in the enjoyment of the demised portion provided the **LESSEE** observes all the covenants without default as specified above.
3. The **LESSORS** agree 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.

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DESCRIPTION OF THE DEMISED PORTION

All that the Duplex Bungalow known as FURQAN VILLA, consisting of 4 bedrooms, drawing, dinning, kitchen and servant quarter, situated at Plot No. 141, forming a part of the survey No. 74/3, admeasuring about 2,250 sft of built-up area on 233 sq. yds., of land, at Ravi Co-operative Housing Society, Mahendra Hills, Marredpally, Secunderabad, bounded by:

North by : Plot No. 142
South by : Road
West by : Plot No. 140
East by: : Open lands

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

WITNESSES:

- 1.
- 2.

For LESSOR No. 1



(Modi Properties & Investments (P) Ltd
Rep. by its Managing Director Mr. Soham Modi)

For LESSOR No. 2



(Modi Properties & Investments (P) Ltd
Rep. by its Managing Director Mr. Soham Modi)

Vkdadhwal

LESSEE

(Dr. VK Dadhwal)

Director

National Remote Sensing Centre
Indian Space Research Organisation
Govt. of India
Balanagar, Hyderabad