

తెలంగాణ తెలంగాణ TELANGANA

SL.No. 11367 Di. 2/4/15 Den. 100/-

Sold to Alvia Mehdi D/o Syed Mehdi R/o Red

For whom Self

279627
L. Rajender
LICENSED STAMP VENDOR
L.No. 16-02-03 of 2013
#2-2-1055/70/1/D, Amberpet,
Hyderabad-13. Cell: 9291341692,

LEASE AGREEMENT

This Lease Agreement executed at Secunderabad on this the 2nd day of April, 2015 by and between:

Ms. Alvia Mehdi, D/o. Mr. Syed Mehdi, aged 26 years, R/o. H. No. 1-5-16/2/1, Musheerabad, Zamistanpur, Hyderabad – 500 020, herein after referred to as the LESSOR.

AND

Mr. Bibin Mathew, S/o. Mrs. Matai Mary, aged about 31 years, R/o. P No. 66/1, MES Colony, Narayana Puram, Bowenpally, Hyderabad, Occupation: Self employed, 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.

A. WHEREAS the LESSOR is the absolute owner of the first floor in the plot bearing no. 13, H. No. 6-41/12 (New no. 8-7-8/4), situated at Sy. No. 35, Old Bowenpally, Raja Rajeswari Colony, Vallab Nagar, R.R. District having an area of about 1,747 sft. The LESSEE has requested the LESSOR to grant on lease the said house 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 first floor in the plot bearing no. 13, H. No. 6-41/12 (New no. 8-7-8/4), situated at Sy. No. 35, Old Bowenpally, Raja Rajeswari Colony, Vallab Nagar, R.R. District having an area of about 1,747 sft 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. 16,000/- (Rupees Sixteen Thousand only) per month exclusive of water & electricity consumption charges and subject to the clause pertaining to the enhancement of rent contained hereunder. The LESSEE shall deposit 12 post dated cheques with the LESSOR in advance, at the beginning of each year towards rent payable to the LESSOR.
2. The LESSEE shall pay an amount of Rs. 48,000/- (Rupees Forty Eight Thousand only) as security deposit, which shall be refunded by the LESSOR to the LESSEE 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 LESSOR. The LESSEE shall not be entitled to adjust the arrears of rent or other charges against the security deposit at the time of vacating the premises or at any other time.
3. The lease shall be for a period of 3 year(s) commencing from 1st day of April, 2015. 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.
4. 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.
5. 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.
6. The LESSEE shall pay the rent regularly per each month on or before the 7th day of the succeeding month to the LESSOR.
7. 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.
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 immoral or any illegal activity. The LESSEE shall abide by all the rules and regulations of the Owners Association in charge of maintaining the residential complex. Specifically, the LESSEE shall not disturb the other residents of residential complex and shall not (a) make loud noises (b) entertain visitors after 10 pm (c) allow visitors to use clubhouse and swimming pool.
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 8% at the end of every year 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 parcel of first floor in the plot bearing no. 13, H. No. 6-41/12 (New no. 8-7-8/4), situated at Sy. No. 35, Old Bowenpally, Raja Rajeswari Colony, Vallab Nagar, R.R. District having an area of about 1,747 sft bounded by:

North	Plot No. 13A
South	Plot No. 12
East	30' wide road
West	Military Dairy Farm Land & Govt. Land

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

WITNESSES:

1. M. SANJEEV KUMAR (M. Sanjeev)
- 2.


LESSOR

LESSEE