

ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

S.No. 3583 Date: 07-05-2014

Sold to: TEJAL MODI

W/o.: SOHAM MODI

For Whom: SELF

BE 030482

T. Sudhakar
T.SUDHAKAR

LICENSED STAMP VENDOR
LIC.No.15-01-007/2007
REN.No.15-01-022/2013,
LIG-60, A.P.H.B.Colony,
Chevella, R.R.District.

LEASE AGREEMENT

This LEASE AGREEMENT is made and executed at Secunderabad on this the 1st day of February 2015 by and between:

Dr. Tejal Modi, wife of Mr. Soham Modi, aged about 43 years, residing at Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad -34., herein after referred to as the 'LESSOR' (which term shall mean and include whenever the context may so require his successor-in-interest).

AND

M/s. Vista Homes, a registered Partnership firm having its office, at 5-4-187/3 & 4, 2nd Floor, Soham Mansion, M. G. Road, Secunderabad -500 003., represented by its Partners (1) Shri Bhavesh V, Mehta, S/o. Late Vasant U. Mehta, aged about 42 years, Occupation: Business, resident of Uttam Towers, D. V. Colony, Secunderabad -500 003, and (2) M/s. Summit Housing Pvt. Ltd., represented by authorised signatory, Shri Soham Modi S/o. Shri Satish Modi, aged about 43 years, Occupation: Business, resident of Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad 500 003., herein after referred to as the 'LESSEE' (which term shall mean and include whenever the context may so require its successors-in-interest).


T.M.

For VISTA HOMES.

Partner

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WHEREAS the LESSOR is the absolute owner of flat no. 103 on the first floor, in block no. 'A' having a super built-up area of 950 sft. (i.e., 805 sft. of built-up area & 145 sft. of common area) together with undivided share in the scheduled land to the extent of 57.71 sq. yds. and a reserved parking space for one car on the stilt floor/ basement floor admeasuring about 100 sft in the building known as VISTA HOMES, at Survey Nos. 193, 194 & 195, situated at Kapra village, Keesara Mandal, Ranga Reddy District. The LESSEE has requested the LESSOR to grant on lease the said flat and the LESSOR has agreed to give on lease the said flat on the terms and conditions specified as hereunder:

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 flat bearing no. 103 on the first floor in block no. A, of the building known as Vista Homes at Survey Nos. 193, 194 & 195, situated at Kapra village, Keesara Mandal, Ranga Reddy District, having a super built-up area of 950 sft., more particularly described at the foot of this document, on the following terms and conditions.

1. The LESSEE shall pay a rent of Rs. 10,000/- (Rupees Ten Thousand only) per month.
2. The lease shall be for a period of 36 months commencing from 1st February 2015. This agreement of lease between the LESSOR and the LESSEE can be terminated by the LESSEE with an advance notice of one month.
3. The LESSOR 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.
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.

THE LESSEE HEREBY COVENANTS AS UNDER:-

1. The LESSEE shall pay the rent regularly per each month on or before the 5th day of the month to the LESSOR.
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 carry out all minor repairs and regular maintenance by way of colour wash etc, at its own cost.
5. The LESSEE shall utilize the demised portion for residential purpose only but shall not use the said portion for residence or any illegal activity.
6. The LESSEE shall not sub-let any portion of the premises or transfer the rights under the lease in favour of anyone.
7. The LESSEE shall permit the LESSOR or anyone authorised by it, to inspect the demised portion at all reasonable hours of the day.
8. The LESSEE shall pay building maintenance charges amounting to Rs. 1000/- (Rupees One Thousand Only) per month to Vista Homes Owners Association, or to any other party that the owner may direct, towards the maintenance of common areas, common area security, water charges etc., subject to change from time to time.

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*m

For VISTA HOMES

Partner



THE LESSOR HEREBY COVENANTS AS UNDER:-

1. The LESSOR shall pay the property taxes pertaining to the leased premises.
2. 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.
3. 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 and restore the said premises to its original status.

DESCRIPTION OF THE SAID FLAT

All that portion forming apartment no. 103 on the first floor in block no. A, admeasuring 950 sft. of super built-up area together with proportionate undivided share of land to the extent of 57.71 sq. yds. and a reserved parking space for car on the stilt floor / basement, admeasuring about 100 sft., in residential apartment named as Vista Homes at Survey Nos. 193, 194 & 195, situated at Kapra village, Keesara Mandal, Ranga Reddy District ., bounded as under:

North By	Open to sky
South By	Open to sky
East By	Open to sky
West By	6'-6" wide corridor

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

WITNESSES:

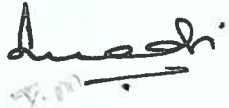
1.

2.

For VISTA HOMES

Partner

LESSEE


7.10.11

LESSOR