



ఆంధ్రప్రదేశ్ రాష్ట్రం ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

S.No. 8124 Date 07/09/2011  
Sold to Tejal Modi  
S/o. W/o. Soham Modi  
For Whom Self

K. SATISH KUMAR 313  
Licenced Stamp Vendor  
LIC.No.15-18-013/2000  
REN.No.15-18-016/2009  
H.No.5-2-30, Pramavthipet (V),  
Rajendranagar Mandal,  
Ranga Reddy District,  
Ph.No.98495551

**LEASE AGREEMENT**

This LEASE AGREEMENT is made and executed at Hyderabad, on this the 8th day of Sep, 2011, by and between: -

**DR. TEJAL MODI**, W/o. Shri Soham Modi, aged about 38 years, residing at Plot No. 280, Road No.25, Jubilee Hills, Hyderabad – 500 034, hereinafter referred to as the "LESSOR" (which term shall mean and include whenever the context may so require its successors-in-interest);

AND

**DR. K. BHAGYA REDDY**, S/o. Late. Shri. K. Ramchandra Reddy, aged about 59 years, Occupation: Doctor, address: Flat No.506, Gauda Manor Apartments, Somajiguda, Hyderabad, herein after referred to as the "LESSEE", (which term shall mean and include whenever the context may so require its successors-in-interest);

WHEREAS the **LESSOR** is the absolute owner of the 2 bedroom flat (Flat No. 205) situated on the second floor, of the building known as Sapphire Apartments bearing no. 1-10-72/5/C/205, situated at Chikoti Gardens, Begumpet, Hyderabad – 500 016 having a super-built area of about 1435 sft. The **LESSEE** has requested the **LESSOR** to grant on lease the residence space and the **LESSOR** agreed to give on lease 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 2 bedroom flat (Flat No. 205) situated on the second floor, of the building known as Sapphire Apartments bearing no. 1-10-72/5/C/205, situated at Chikoti Gardens, Begumpet, Hyderabad – 500 016, having a super-built area of about 1435 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. 16,960/- (Rupees Sixteen Thousand Nine Hundred and Sixty Only)** per month exclusive of Electricity consumption charges and subject to the clause pertaining to the enhancement of rent contained hereunder.
2. The **LESSEE** has paid an amount of **Rs. 48,000/- (Rupees Forty Eight Thousand Only)** as security deposit, through HDFC Bank bearing cheque no. 194517, dated 13.08.2010 to the **LESSOR** 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 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 12 months commencing from 15<sup>th</sup> day of August 2011. 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 **LESSEE** shall pay the rent regularly per each month on or before the 7<sup>th</sup> day of the month to the **LESSOR**.





6. The **LESSEE** shall pay and bear the electricity consumption charges including any additional consumption deposit that may be levied from time to time apart from the rent.
7. The **LESSEE** shall keep the demised portion in a neat and habitable condition.
8. The **LESSEE** shall carry out all minor repairs and regular maintenance at its own cost.
9. The **LESSEE** shall utilize the demised portion for his residence but shall not use the said portion for office or any illegal activity.
10. The **LESSEE** shall not sub-let any portion of the premises or transfer the rights under the lease in favour of anyone. The **LESSEE** shall enhance the rent by 6% at the end of every year on the then existing rent.
11. The **LESSEE** shall permit the **LESSOR** or anyone authorized by it to inspect the demised portion at all reasonable hours of the day.
12. The **LESSEE** shall pay the building maintenance charges amounting to Rs.1,300/- to the **LESSOR** (or to the Sapphire Apartments Owners Association, as the **LESSOR** may direct) every month towards the maintenance, security and water charges, etc., subject to increase from time to time.

#### **DESCRIPTION OF THE DEMISED PORTION**

All that a portion flat number 205 admeasuring about 1435 sft on the Second Floor, along with one car parking, in building known as Sapphire, situated at Chikoti Gardens, Begumpet, Hyderabad - 500 016, bounded on the:-

NORTH BY	:	Flat No. 201
SOUTH BY	:	Open to sky
EAST BY	:	Common Passage & Lifts
WEST BY	:	Open to Sky

In witness whereof the **LESSEE** and the **LESSOR** have signed these presents on the date and at the place mentioned above.

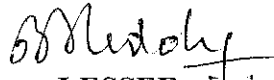
#### **WITNESSES:-**

1.

2.

\*

  
LESSOR

  
LESSEE