



తెలంగాణ తెలంగాణ TELANGANA

S.No. 7494 Date: 20-07-2015

Sold to: Syed Furqan Mehdi

S/o. W/o. D/o. Syed Mehdi

For Whom: Self / Ancestor

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

LEASE AGREEMENT

This Lease Agreement executed at Secunderabad on this the 20<sup>th</sup> day of July, 2015 by and between:

1. Mr. Syed Furqan Mehdi S/o Shri. Syed Mehdi, aged about 19 years, resident of 1-5-16/2/1, Musheerabad, Hyderabad - 500 020.
2. Mr. Syed Kamran Mehdi S/o Shri. Syed Mehdi, aged about 23 years, resident of 1-5-16/2/1, Musheerabad, Hyderabad - 500 020 (hereinafter jointly referred to as the "LESSORS" and severally as LESSOR No. 1 & LESSOR No. 2 respectively, wherever the context so requires, which expression, unless repugnant to its context, shall mean and include their heirs, successors-in-interest, legal representatives, executors, administrators, permitted assigns etc.)

AND

Mrs. C. Laxmi, W/o. Mr. C. Manikya Reddy, aged about 34 years, R/o. Plot No. 1-6-47/91, 92, Penta Reddy Colony, Old Alwal, Hyderabad - 10, Occupation: Self employed, herein after referred to as the LESSEE.

*Mehdi*  
Furqan Mehdi

*Syed Kamran*  
Kamran Mehdi

*C. Laxmi*  
C. Laxmi  
Lessee

The terms LESSORS 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 LESSORS is the absolute owners of plots bearing nos. 10 and 11 respectively, H. No. 6-41/11 (New no. 8-7-8/3), situated at Sy. No. 35, Old Bowenpally, Raja Rajeswari Colony, Vallab Nagar, R.R. District, admeasuring about 214 Sq.yds and 190 sq.yds respectively with a 4 bedroom villas on ground + 2 upper floors having an area of about 3,120 sft and 2644 sft respectively. The LESSEE has requested the LESSORS to grant on lease the said Villas and the LESSORS 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 LESSORS doth hereby grant and the LESSEE doth hereby taken on lease the plots bearing nos. 10 and 11 respectively, H. No. 6-41/11 (New no. 8-7-8/3), situated at Sy. No. 35, Old Bowenpally, Raja Rajeswari Colony, Vallab Nagar, R.R. District admeasuring about 190 Sq.yds and 214 sq.yds respectively with a 4 bedroom villas on ground + 2 upper floors having an area of about 3,120 sft and 2644 sft respectively, 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. 40,000/- (Rupees Sixteen Thousand only) per month exclusive of water & electricity consumption charges from 1<sup>st</sup> August, 2015 and thereafter a sum of Rs.45,000/- (Rupees Forty Five Thousand Only) from 1<sup>st</sup> February, 2016 to 31<sup>st</sup> July, 2016 and subject to the clause pertaining to the enhancement of rent contained hereunder, Since the Villas owned by various LESSORS the monthly rents to be paid to respective LESSORS shall be as under:

Name Of The Lessor	Area Leased (Super Built-Up)	Rent Per Month From 01.08.2015 to 31.01.2016 (Rs.)	Rent Per Month From 01.02.2016 to 31.07.2016 (Rs.)
Mr. Syed Furqan Mehdi	3,120 sft. (Plot no.10)	20,000/-	22,500/-
Mr. Syed Kamran Mehdi	2,644 sft. (Plot no.11)	20,000/-	22,500/-

2. The LESSEE shall pay an amount of Rs. 1,20,000/- (Rupees One Lakh Twenty Thousand only) as security deposit, which shall be refunded by the LESSORS 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 LESSORS. 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 05 year(s) commencing from 1<sup>st</sup> day of August, 2015. This agreement of lease between the said LESSORS and the said LESSEE can be terminated by the LESSEE with an advance notice of three months. However, the LESSEE shall not be entitled to terminate the lease in the middle of the English calendar month.
4. The LESSORS 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.

*Mehdi*  
Furqan Mehdi

*Kamran*  
Kamran Mehdi

*Chammi*  
Chammi

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 7<sup>th</sup> day of the succeeding month to the LESSORS.
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 pay proportionate cost for providing water, security service, housekeeping service for common areas, gardening service for common areas and other such common services which are appurtenant to plot nos. 10, 11, 12 & 13 consisting of 3 villas and 3 apartments that are within the same gated premises.
11. The Lessee shall utilize the demised portion for the purpose of running a play group/nursery school/ primary school only but shall not use the said portion for other 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.
12. The LESSEE shall not sub-let any portion of the premises or transfer the rights under the lease in favour of anyone.
13. The LESSEE shall enhance the rent by 6% at the end of every year on the then existing rent. The first such enhancement shall be with effect from 01.08.2016 and the enhanced monthly rent will be Rs. 47,700/-.
14. The LESSEE shall permit the LESSORS or anyone authorised by it to inspect the demised portion at all reasonable hours of the day.
15. 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.
16. The LESSORS shall pay the property taxes pertaining to the leased premises.
17. The LESSORS 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.
18. The LESSORS 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.

*Mehdi*

Furqan mehdi

*Qasim Khan*

Kasim Khan

*C. Laxmi*

C. Laxmi

Lessee

DESCRIPTION OF THE DEMISED PORTION

All that parcel of plots bearing nos. 10 and 11 respectively, H. No. 6-41/11 (New no. 8-7-8/3), situated at Sy. No. 35, Old Bowenpally, Raja Rajeswari Colony, Vallab Nagar, R.R. District, admeasuring about 214 Sq.yds and 190 sq.yds respectively with a 4 bedroom villas on ground + 2 upper floors having an area of about 3,120 sft and 2644 sft respectively bounded by:

North	Plot No.12
South	Plot No. 9
East	30' wide road
West	Military Dairy Farm Land & Govt. Land

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

WITNESSES:

1. *G. Sankumar Das*

2.

*Mehdi*

*Kamran*

LESSORS

(MR. FURQAN MEHDI) (MR. KAMRAN MEHDI)

*C. Laxmi*

LESSEE

(MRS. C. LAXMI)

*Mehdi*

*Furqan Mehdi*

*Kamran*

*Kamran Mehdi*

*C. Laxmi*

*C. Laxmi*

*Laxmi*