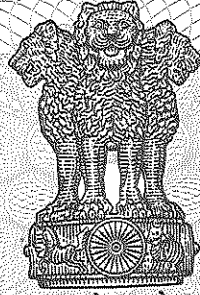


भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



सत्यमेव जयते

ONE
HUNDRED RUPEES

भारत INDIA
INDIA NON JUDICIAL

Sneha
B 970785

తెలంగాణ తెలంగాణ TELANGANA

SI. No: 1626 Date: 06/06/16 Rs: 100/-

Sold to: Arigela Zachabel Pavitram

No. Arigela Benjamin Emmanuel

For With: - Self - R/o 104/2

Smt. B. SNEHALATHA

LICENSED STAMP VENDOR

L.No.15-26-029/2011, R.No.15-25-040/2014

1-7-159/1, Kamala Nagar, ECIL Post,

Kapra, R.R. Dist-500 052. Ph:040-27134864

LEASE AGREEMENT

This Lease Agreement executed at Secunderabad on this the 9th day of June, 2016 by and between:

1. Mr. Syed Mehdi, S/o Mr. Syed Mohammed aged about 58 years and 2. Mrs. Razia Bano wife of Mr. Syed Mehdi aged about 48 years, residing at H.no: 1-5-16/2/1, Krishna Nagar Colony, Musheerabad, Hyderabad-500020, Occupation Bussiness, herein after referred to as the LESSOR.

AND

Mr. Arigela Zachabel Pavitram S/o. Arigela Benjamin Emmanuel, aged about 37 years, R/o. Ramnagar, Hyderabad, Occupation Software Engineer, herein after referred to as the LESSEE.

[Signature]

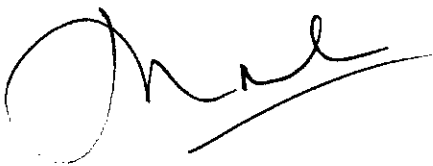
[Signature]

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.

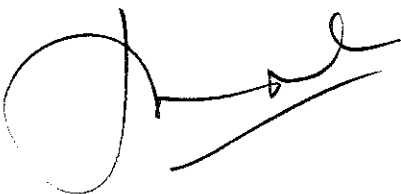
- A. WHEREAS the **LESSOR** is the absolute owner of the flat bearing no.806 in A block of the residential project known as Mayflower Grande situated at Sy. No. 191, Mallapur Main Road, Hyderabad-500076 having an area of about 1400 sft. The **LESSEE** has requested the **LESSOR** to grant on lease the 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 flat bearing no.806 in A block of the residential project known as Mayflower Grande situated at Sy. No. 191, Mallapur Main Road, Hyderabad-500076 having an area of about 1400 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. 14,000/- (Rupees Fourteen Thousand only) per month exclusive of water & electricity consumption charges and subject to the clause pertaining to the enhancement of rent contained hereunder.
2. The **LESSEE** shall pay an amount of Rs. 42,000/-(Rupees Fourty Two 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 1 year(s) commencing from 9th day of June, 2016. 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 pay maintenance charges amounting to Rs. 14,00/- (Rupees Fourteen hundred Only) per month to the **LESSOR**, or to any other party that the owner may direct, towards the maintenance of common areas, common area security, water charges, etc. subject to increase from time to time.
9. The **LESSEE** shall keep the demised portion in a neat and habitable condition.
10. The **LESSEE** shall carry out all minor repairs and regular maintenance by way of colour wash etc, at its own cost.
11. The **LESSEE** shall utilize the demised portion for residential purposes only but shall not use the said portion for commercial or any illegal activity.
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 8% at the end of every year on the then existing rent.
14. The **LESSEE** shall permit the **LESSOR** 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 **LESSOR** shall pay the property taxes pertaining to the leased premises.
17. 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.
18. 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.
19. 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 flat bearing no.806 in A block of the residential project known as Mayflower Grande situated at Sy. No. 191, Mallapur Main Road, Hyderabad-500076, having an area of about 1400 sft

North By : Flat No A-804
South By : Flat No B-801
East By : Flat No A-807
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