

తెలంగాణ తెలంగాణ TELANGANA

S.No. 8174 Date: 18-06-2016

Sold to: Nisha Modi

S/o. ~~Mr.~~ D/o. Soham Modi

For Whom: Self & others

**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

*[Signature]*  
E 694554  
18/06/2016

LEASE AGREEMENT

This Lease Agreement executed at Secunderabad on this the 18<sup>th</sup> day of June, 2016 by and between:

1. Ms. Nisha Modi, D/o. of Shri Soham Modi, aged about 20 years, resident of Plot no. 280, Road no. 26, Jubilee Hills, Hyderabad herein after referred to as the LESSOR no. 1.
2. Ms. Nidhi Modi, D/o. of Shri Soham Modi, aged about 20 years, resident of Plot no. 280, Road no. 26, Jubilee Hills, Hyderabad herein after referred to as the LESSOR no. 2.
3. Shri Rahul B. Mehta, S/o. Late Shri Bharat U. Mehta, aged about 33 years, Occupation: Business, R/o. Uttam Towers, 4<sup>th</sup> Floor, D. V. Colony, Minister Road, Secunderabad – 500 003 herein after referred to as the LESSOR no. 3.
4. Shri Sudhir U. Mehta, S/o. Late Uttamlal Mehta, aged about 58 years, Occupation: Business, R/o. Plot No. 21, Ground Floor, Babu Bagh Colony, P. G. Road, Secunderabad – 500 003 herein after referred to as the LESSOR no. 4.

*[Handwritten signatures and notes]*  
1. Nisha Modi  
2. Nidhi Modi  
3. Rahul B. Mehta  
4. Sudhir U. Mehta  
5. Kamal Mehta  
6. Sudhir Mehta  
21/06/2016

5. Shri Tejas D Mehta, S/o. Shri Deepak U Mehta, aged 36 years, Occupation: Business, Resident of 83, Jeera, Secunderabad -500 003, herein after referred to as the LESSOR no. 5.
6. Shri Hardik D Mehta, S/o. Shri Deepak U Mehta, aged 33 years, Occupation: Professional, Resident of 83, Jeera, Secunderabad -500 003, herein after referred to as the LESSOR no. 6.
7. Shri Karna S. Mehta, S/o. Shri Sudhir U Mehta, aged about 20 years, Occupation: Student, R/o. 21, Babu Bagh Colony, Ground Floor, P.G. Road, Secunderabad – 500 00, herein after referred to as the LESSOR no. 7.
8. Shri Meet B. Mehta, S/o. Late Shri Bharat U. Mehta, aged about 36 years, Occupation: Business, R/o. Uttam Towers, 4<sup>th</sup> Floor, D. V. Colony, Minister Road, Secunderabad – 500 003, herein after referred to as the LESSOR no. 8.  
Herein after jointly referred to as LESSORS.

AND


M/s. S.R. Engineering International Institute of Technology, a unit of Shri Rajeshwar Educational Society, a registered Society having its office at Dayara Village, Keesara Manadal, R.R. District – 501 301 and represented by its duly authorized representative Mr. K. Shashank, S/o. Mr. Nageshwar Rao, aged about 33 years, R/o.B 16, NIN Campus, Tarnaka, Hyderabad – 500 007, Occupation: Service, 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 Lessors are the absolute owners of ten independent houses, within a single gated compound, bearing nos. 45A, 45B, 45C to 45J situated at Sy. No. 74 & 75, Cherlapally, Hyderabad and the details of each house are given under. The said ten independent houses are hereinafter referred to as the Scheduled Property.

1 Nishan Modi

2 Nidhi Modi

3 

4 Meet B Mehta

5 Deepak U Mehta

6 Hardik Mehta

7 Tejas D Mehta

8 Meet B Mehta

9 Karna S Mehta

10 Hardik Mehta

Sl. No.	Plot no./ house no	Owned by	Constructed area	Land area	Description
1.	45E	Nidhi Modi, Lessor no. 2 herein	665 sft	106.7 sq yds	2 bedroom independent house
2.	45F	Nidhi Modi, Lessor no. 2 herein	665 sft	106.7 sq yds	2 bedroom independent house
3.	45C	NishaModi, Lessor no. 1 herein	665 sft	106.7 sq yds	2 bedroom independent house
4.	45D	Nisha Modi, Lessor no. 1 herein	665 sft	106.7 sq yds	2 bedroom independent house
5.	45A	Rahul B. Mehta, Lessor no. 3 herein	665 sft	106.7 sq yds	2 bedroom independent house
6.	45B	Sudhir U. Mehta, Lessor no. 4 herein	665 sft	106.7 sq yds	2 bedroom independent house
7.	45G	Tejas D Mehta/ Hardik D Mehta, Lessor no. 5 & 6 herein	665 sft	106.7 sq yds	2 bedroom independent house
8.	45H	Karna S. Mehta, Lessor no. 7 herein	665 sft	106.7 sq yds	2 bedroom independent house
9.	45I	Meet B. Mehta, Lessor no. 8 herein	665 sft	106.7 sq yds	2 bedroom independent house
10.	45J	Tejas D Mehta/ Hardik D Mehta, Lessor no. 5 & 6 herein	665 sft	106.7 sq yds	2 bedroom independent house

B. The Lessee has requested the Lessors to grant on lease the said ten houses, i.e., the Scheduled Property and the Lessors has agreed to give on lease on the terms and conditions specified as hereunder.

C. 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 Scheduled Property 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. 7,000/- (Rupees Seven Thousand only) per month exclusive of water & electricity consumption charges, for each independent house i.e., an aggregate of Rs. 70,000/- per month for the 10 independent houses as per the details given under and subject to the clause pertaining to the enhancement of rent contained hereunder.

1 Nisha Modi  
 2 Nidhi Modi  
 3 [Signature]  
 4 [Signature]  
 5 Tejas D. Mehta  
 6 Hardik D. Mehta  
 7 Karna S. Mehta  
 8 Meet B. Mehta

Sl. No.	Lessor	Plot no./ house no	Monthly rent payable
1.	Nidhi Modi, Lessor no. 2	45E	Rs. 7,000/-
2.	Nidhi Modi, Lessor no. 2	45F	Rs. 7,000/-
3.	Nisha Modi, Lessor no. 1	45C	Rs. 7,000/-
4.	Nisha Modi, Lessor no. 1	45D	Rs. 7,000/-
5.	Rahul B. Mehta, Lessor no. 3	45A	Rs. 7,000/-
6.	Sudhir U. Mehta, Lessor no. 4	45B	Rs. 7,000/-
7.	Tejas D Mehta, Lessor no. 5	45G	Rs. 3,500/-
8.	Hardik D Mehta, Lessor no. 6	45G	Rs. 3,500/-
9.	Karna S. Mehta, Lessor no. 7	45H	Rs. 7,000/-
10.	Meet B. Mehta, Lessor no. 8	45I	Rs. 7,000/-
11.	Tejas D Mehta/, Lessor no. 5	45J	Rs. 3,500/-
12.	Hardik D Mehta, Lessor no. 6	45J	Rs. 3,500/-

- The Lessee shall pay an amount of Rs. 2,10,000/- (Rupees Two Lakhs Ten Thousand Only) as security deposit, calculated at the rate of 3 months rent for each independent house payable to each Lessor in proportion to the houses owned by them, 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.
- The lease shall be for a period of 1 year commencing from 1<sup>st</sup> day of July, 2016. This agreement of lease between the said Lessors and the said Lessee can be terminated by the Lessee with an advance notice of two months. However, the Lessee shall not be entitled to terminate the lease in the middle of the English calendar month. The Lessors shall handover possession of the independent houses to the Lessee by 30<sup>th</sup> June, 2016.
- 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.
- The expenses of stamp duty and registration charges of this agreement in duplicate and all other incidental expenses shall be borne by the Lessors and Lessee equally.
- 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.

Nisha Modi

2 Nidhi Modi

3 [Signature]

[Signature]

5 Tejas D. Mehta

6 Hardik D. Mehta

Meet

7 Karna S. Mehta

[Signature]

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 maintain the ten independent houses including the common road and other common facilities at its cost. The Lessee shall make provisions for security, housekeeping, gardening, etc., at its cost.
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. The Lessee shall ensure that the students/staff members occupying the said houses shall not cause disturbance of any kind or create nuisance to the neighbors of the Scheduled Property. In particular occupants of the Scheduled Property shall not play loud music, throw garbage, trespass into neighboring premises and in general maintain silence from 10 pm to 7 am on all days.
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 be entitled to renew this lease for further 2 periods of one year each on the same terms and conditions given herein. However, the Lessee shall intimate the Lessor in writing its intention to renew the lease for a further period of one year atleast one month in advance. After a period of 3 years from 1<sup>st</sup> July, 2016 the lease shall be renewed only on mutually agreed terms.
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, GST, 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.

1. Shikhar Modi  
 2. Nikhil Modi  
 3. [Signature]  
 4. [Signature]  
 5. RESOS. D. MONTA  
 6. Hardik. M. M. M.  
 7. [Signature]  
 8. [Signature]  
 9. [Signature]  
 10. [Signature]

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 has agreed to provide the following amenities to the Lessee at its cost. The Lessee shall maintain the amenities provided by the Lessors at its cost.
- One tube light and one fan in all bedrooms.
  - Two tube lights and two fans in each drawing/dining room.
  - One tube light in each kitchen.
  - One tube light and 15 ltr water heater in each toilet.
  - Three lights in each house for external area lighting.
  - Electric power connection for each house. Temporary power connection is being provided now and permanent power connection of about 2 KVA for each house shall be provided within 60 days from commencement of lease.
  - One sump and septic tank.
  - One borewell for general purpose water.
  - One overhead tank for each house.
  - 10 KVA generator for back-up power. However, the generator shall be installed within 60 days from commencement of lease. Further, AMC charges, service charges and fuel cost shall be borne by the Lessee.
19. 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.

SCHEDULE OF PROPERTY – Plot/House no. 45A

All that part and parcel of land admeasuring about 106.7 sq. yds., bearing Plot No. 45A, along with a constructed 2 bedroom house admeasuring about 665 sft forming a part of Sy. Nos. 74 & 75 of Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, under S. R. O. Uppal and bounded by:

North	: Road
South	: Neighbors Land
East	: Plot No. 45B
West	: Neighbors Land

Nisha Modi

2 Nidhi Modi



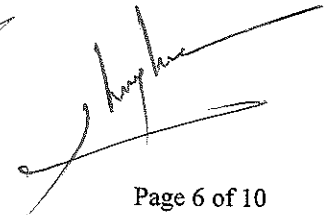
Shruti

5 Pooja D. Menon

6 Hardit Mehta

8 Anurag

2 Karan Singh



SCHEDULE OF PROPERTY – Plot/House no. 45B

All that part and parcel of land admeasuring about 106.7 sq. yds., bearing Plot No. 45B, along with a constructed 2 bedroom house admeasuring about 665 sft forming a part of Sy. Nos. 74 & 75 of Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, under S. R. O. Uppal and bounded by:

North : Road  
South : Neighbors Land  
East : Plot No. 45C  
West : Plot No. 45A

SCHEDULE OF PROPERTY – Plot/House no. 45C

All that part and parcel of land admeasuring about 106.7 sq. yds., bearing Plot No. 45C, along with a constructed 2 bedroom house admeasuring about 665 sft forming a part of Sy. Nos. 74 & 75 of Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, under S. R. O. Uppal and bounded by:

North : Road  
South : Neighbors Land  
East : Plot No. 45D  
West : Plot No. 45B

SCHEDULE OF PROPERTY – Plot/House no. 45D

All that part and parcel of land admeasuring about 106.7 sq. yds., bearing Plot No. 45D, along with a constructed 2 bedroom house admeasuring about 665 sft forming a part of Sy. Nos. 74 & 75 of Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, under S. R. O. Uppal and bounded by:

North : Road  
South : Neighbors Land  
East : Plot No. 45E  
West : Plot No. 45C

Neha Modi  
Anjali

Nidhi Modi

[Signature]

S. Suresh D. Menaga

Hardit Mehta

[Signature]

[Signature]

[Signature]

SCHEDULE OF PROPERTY – Plot/House no. 45E

All that part and parcel of land admeasuring about 106.7 sq. yds., bearing Plot No. 45E, along with a constructed 2 bedroom house admeasuring about 665 sft forming a part of Sy. Nos. 74 & 75 of Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, under S. R. O. Uppal and bounded by:

North : Road  
South : Neighbors Land  
East : Plot No. 45F  
West : Plot No. 45D

SCHEDULE OF PROPERTY – Plot/House no. 45F

All that part and parcel of land admeasuring about 106.7 sq. yds., bearing Plot No. 45F, along with a constructed 2 bedroom house admeasuring about 665 sft forming a part of Sy. Nos. 74 & 75 of Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, under S. R. O. Uppal and bounded by:

North : Road  
South : Neighbors Land  
East : Open land  
West : Plot No. 45E

SCHEDULE OF PROPERTY – Plot/House no. 45G

All that part and parcel of land admeasuring about 106.7 sq. yds., bearing Plot No. 45G, along with a constructed 2 bedroom house admeasuring about 665 sft forming a part of Sy. Nos. 74 & 75 of Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, under S. R. O. Uppal and bounded by:

North : Road  
South : Neighbors Land  
East : Plot No. 45H  
West : Open Land

Nisha Modi

Nidhi Modi



Anjali

S. R. O. Uppal

S. Harish  
Mehra

S. Anil

Kamesh Babu  
S. Anil



SCHEDULE OF PROPERTY – Plot/House no. 45H

All that part and parcel of land admeasuring about 106.7 sq. yds., bearing Plot No. 45H, along with a constructed 2 bedroom house admeasuring about 665 sft forming a part of Sy. Nos. 74 & 75 of Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, under S. R. O. Uppal and bounded by:

North : Road  
South : Neighbors Land  
East : Plot No. 45I  
West : Plot No. 45G

SCHEDULE OF PROPERTY – Plot/House no. 45I

All that part and parcel of land admeasuring about 106.7 sq. yds., bearing Plot No. 45I, along with a constructed 2 bedroom house admeasuring about 665 sft forming a part of Sy. Nos. 74 & 75 of Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, under S. R. O. Uppal and bounded by:

North : Road  
South : Neighbors Land  
East : Plot No. 45J  
West : Plot No. 45H

SCHEDULE OF PROPERTY – Plot/House no. 45J

All that part and parcel of land admeasuring about 106.7 sq. yds., bearing Plot No. 45J, along with a constructed 2 bedroom house admeasuring about 665 sft forming a part of Sy. Nos. 74 & 75 of Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, under S. R. O. Uppal and bounded by:

North : Road  
South : Neighbors Land  
East : Open Land  
West : Plot No. 45 I

*Nidhi Modi*

*Nidhi Modi*



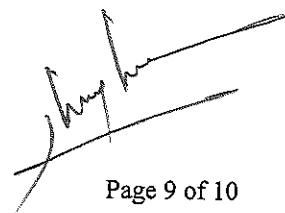
*S. Resas, D. Mehta*

*S. Resas, D. Mehta*

*S. Resas, D. Mehta*

*S. Resas, D. Mehta*


*S. Resas, D. Mehta*



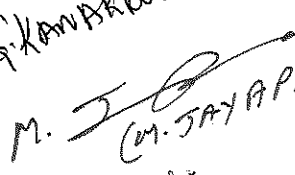
IN WITNESS WHEREOF, the LESSEE and the LESSORS have signed these presents on the date and at the place mentioned above.

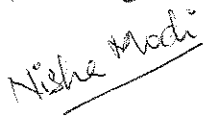
WITNESSES:

1.

  
G. KANAKABABU

2.

  
M. JAYAPRAKASH

  
Nisha Modi

Nisha Modi  
LESSOR NO. 1

  
Nidhi Modi

Nidhi Modi  
LESSOR NO. 2



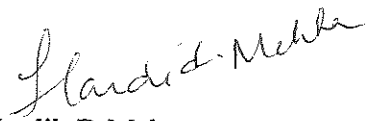
Rahul B. Mehta  
LESSOR NO. 3



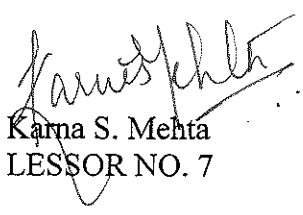
Shri Sudhir U. Mehta  
LESSOR NO. 4

  
Tejas D. Mehta

Tejas D Mehta  
LESSOR NO. 5



Hardik D Mehta  
LESSOR NO. 6

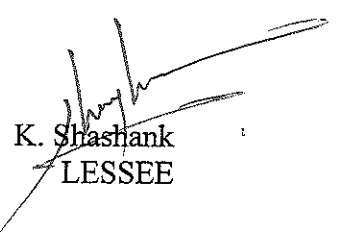
  
Karna S. Mehta

Karna S. Mehta  
LESSOR NO. 7



Meet B. Mehta  
LESSOR NO. 8

M/s. S.R. Engineering International Institute of Technology

  
K. Shashank  
LESSEE