



తెలంగాణ తెలంగాణ TELANGANA

S.No. 856

01-03-2016

Sold to:

G. Murali Mohan

S/o. D/K. W/o.

G. Mallesh

For Whom:

Modi Housing Pvt Ltd

C 128247

CH. SHRAVANI

LICENSED STAMP VENDOR

LIC.No.15-31-029/2013,

R.No. 15-31-027/2016

House on P.No.21, W.S.Colony,  
R.R.Dist-501512. Ph:7842562342

### LEASE AGREEMENT

This Lease Agreement executed at Secunderabad on this the 01<sup>st</sup> day of September, 2016 by and between:

Sri Shaganti Srinu, S/o. Narayana, aged about 47 years, resident of H. No 5-145, Raigir Villegge, Bhongir Mandal, Nalgonda District, hereinafter referred to as the LESSOR (which term shall mean and include whenever the context may so require his successor-in-interest).

AND

M/s. Modi Housing Pvt. Ltd., having its registered office at 5-4-187/3&4, II floor, Soham Mansion, M.G.Road, Secunderabad-500 003, represented by its duly authorized signatory by way of Board of Resolution Mr. Prasad Enagandula, Son of Mr. Ejjagiri, aged about 30 years. Manager - Promotions of Modi Properties & Investments Pvt. Ltd. hereinafter referred to as the LESSEE which term shall mean and include whenever the context may so require his successor-in-interest.

- A. WHEREAS the LESSOR is the owner of building bearing Sy. No. 710/8, H. No 5-145, Shaganti Srinu, S/o. Narayana, aged about 47 years, resident of Raigir Villege, Bhongir Mandal, Nalgonda District consisting of ground floor on about 240 sq yds of land. The LESSOR purchased the said property by way of registered sale deed bearing document no. 12343/2006, registered at District Registrar, Nalgonda District.
- B. The LESSEE has requested the LESSOR to grant on lease a portion of the terrace on the above referred property for the purposes of erection of one hoarding admeasuring about 20 ft in height and 40 ft in width each and the LESSOR has agreed to give on lease on the terms and conditions specified hereunder:
- C. 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 a portion of the terrace in the property bearing Sy. No. 710/8, situated at Raigir Villege, Bhongir Mandal, Nalgonda District, consisting of ground floor on about 240 sq yds of land, hereinafter referred to as the Scheduled Property, details of which are given at the foot of this document.

**NOW THEREFORE THIS LEASE AGREEMENT WITNESSETH AS FOLLOWS:**

1. The lease agreement shall be for a period of 5 years commencing from 01.10.2016 and ending on 30.09.2021. The lease can be terminated at the option of the LESSEE with an advance notice of 3 months.
2. The LESSEE shall pay a rent of Rs. 3,000/- (inclusive of service tax and subject to deduction of TDS) per month to the LESSOR on or before the 10<sup>th</sup> of the subsequent month.
3. The LESSEE shall pay an amount of Rs. 9,000/- (Rupees Nine 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.
4. The rent shall be enhanced by 5% at the end of every 1 year.
5. The LESSEE shall be entitled to erect one hoarding at its cost on the Scheduled Property and the LESSOR shall cooperate with the LESSEE for the same.
6. The LESSEE shall be solely responsible for obtaining permit for erection of the hoarding from the relevant authorities. However, the LESSOR shall cooperate with the LESSEE for obtaining such a permission. The LESSOR shall provide the necessary documents and sign all applications / forms / NOC, etc., that may be required for the said purpose.
7. The LESSEE shall be entitled to obtain electric power connection for lighting the said hoardings and the LESSOR shall cooperate with the LESSEE for obtaining the electric power connection. The LESSOR shall provide the necessary documents and sign all applications / forms / NOC, etc., that may be required for the said purpose.
8. On expiry or termination of this lease the LESSEE shall be entitled to remove all fixtures erected by it from the Scheduled Property. The LESSEE shall restore back the premises to the previous condition subject to natural wear and tear at the time of delivery of possession.

