



తెలంగాణ తెలంగాణ TELANGANA

S.No. **13218** Date: **19-09-2016**

Sold to: Satish Kumar

S/o.W/o.D/o. Mruthunjayulu

For Whom: Self

E 515455

**K.SATISH KUMAR**  
LICENSED STAMP VENDOR  
LIC No.16-05-059/2012,  
R.No.16-05-029/2015  
Plot No.227, Opp.Back Gate  
of City Civil Court,  
West Marredpally, Sec'bad.  
Mobile: 9849355156

RENTAL AGREEMENT

This Rent Agreement executed at Secunderabad on this the 19<sup>th</sup> day of September 2016 by and between:

Mr. K. S. Satish Kumar S/o. Mr. Mruthunjayulu. aged 30 years, residing at 9-86, Prakash Nagar, Ramalingeshwar Nagar, Nalgonda – 508001, Occupation: Service, herein after referred to as the LESSOR.

AND

M/s. Modi Realty (Miryalaguda) LLP, represented by its Partner Mr. Karna Mehta son of Mr. Sudhir Mehta, aged 27 years residing at 21, Bapubagh Colony, Ground floor, P.G Road, Secunderabad – 500003., Occupation: Business, 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.

For MODI REALTY (MIRYALAGUDA) LLP

  
Partner

A. WHEREAS the LESSOR is the absolute owner of the Godown premises, situated at Miryalaguda having a constructed two rooms of area 160 sft of each along with (1000 sft) open space hereinafter referred to as the Said Godown premises. The LESSEE has requested the LESSOR to grant on Rent the Said Godown and premises with security arrangement for day and night and the LESSOR has agreed to give on rent on the following terms and conditions specified as here under.

NOW THEREFORE THIS RENT AGREEMENT WITNESSETH AS FOLLOWS:

1. The LESSEE shall pay a rent of Rs. 3,500/- (Rupees three thousand five hundred only) per month.
2. The lease shall be for a period of 1 year commencing from 20<sup>th</sup> of September, 2016. This agreement of rent between the said LESSOR and the said LESSEE can be terminated by the LESSEE AND LESSOR with an advance notice of one month.
3. The LESSOR and the LESSEE hereby undertake to execute this rent agreement as and when called upon by either of the parties to do so at any time during the tenure of the rental agreement. The expenses of stamp duty and registration charges of this agreement in duplicate and all other incidental expenses shall be borne by the LESSOR and LESSEE equally.
4. The LESSEE shall pay the rent regularly per each month on or before the 10<sup>th</sup> day of the succeeding month to the LESSOR
5. The LESSEE shall utilize the demised portion for storage of construction material, construction based work activities. but shall not use the said portion for any illegal activity.
6. LESSEE can use the shed outside the room also.
7. The LESSEE shall not sub-let any portion of the premises or transfer the rights under the rent in favor of anyone.
8. The LESSEE shall enhance the rent by 15% after 3 years.
9. The LESSEE shall permit the LESSOR or anyone authorized by it to inspect the demised portion at all reasonable hours of the day with LESSEE permission. Trespassers will be prosecuted.
10. The LESSOR shall be liable to pay all taxes, levies, charges like VAT, service tax, GST etc., on the rent paid by the LESSEE, that are payable or shall become payable to any government or statutorily authority from time to time as applicable.
11. The LESSOR shall pay the property taxes pertaining to the rented premises.

*K. Satish Kumar*

**For MODI REALTY (MIRYALAGUDA) LLP**

*Kanishk Chhabra*  
**Partner**

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12. 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.

13. The LESSOR agrees to provide the security for the day and night for the material kept in The room and at the premises

DESCRIPTION OF THE DEMISED PORTION

The go down known as Friends auto mechanical works situated at Opp jandeer show room, Indian gas go down back side, Sagar road, Miryalaguda - 508 207, having an area of 320 sft bounded by:

North By : Private property  
South By : Private property  
East By : AVR Gulmohar Homes  
West By : Private property

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

WITNESSES:

1. D. Lessor
- 2.

For MODI REALTY (MIRYALAGUDA) LLP

*[Signature]*  
LESSEE Partner

LESSOR

*[Signature]*