



తెలంగాణ తెలంగాణ TELANGANA

G 012288

i. No: 115 Date: 16/1/17 Rs: 100/-

Sold to: Dr. Lalit Kapoor

S/o. Kasturilal Kapoor

For Whom: SSK - P/o MVA.

Smt. B. SNEHALATHA

LICENCED STAMP VENDOR

L.No. 15-26-029/2011, R.No. 15-26-045/2017

1-7-159/1, Kamala Nagar, Kapra, Medchal-
Malkajgiri Dist. Ph. 040-27134864

LEASE AGREEMENT

This Lease Agreement executed at Secunderabad on this the 15th day of January, 2017 by and between:

Mrs. Tejal Modi, W/o. Mr. Soham Modi aged 43 years, R/o. Plot No.280, Road No.25, Jubilee Hills, Hyderabad-500 034, Occupation Private Employee, herein after referred to as the LESSOR.

AND

Dr. Lohit Kapoor, S/o. Mr. Kasturi Lal Kapoor, aged about 31 years. R/o. H.No.150, Lane No.2, Block-A, Roop Nagar Jammu, Roopnagar Jammu Tawi Jammu, Roopnagar Jammu Tawi, Jammu and Kashmir-180 013. Occupation Private Employee. herein after referred to as the LESSEE.

[Signature]

[Signature]
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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 utilize the demised portion for residential purposes only but shall not use the said portion for commercial or any illegal activity.
11. The LESSEE shall not sub-let any portion of the premises or transfer the rights under the lease in favour of anyone.
12. The LESSEE shall enhance the rent by 8 % at the end of every year on the then existing rent.
13. The LESSEE shall permit the LESSOR or anyone authorised by it to inspect the demised portion at all reasonable hours of the day.
14. The LESSEE shall be liable to pay all taxes, levies, charges like VAT, service tax, GST etc., on the rent paid to the LESSOR, that are payable or shall become payable to any government or statutorily authority from time to time as applicable.
15. The LESSOR shall pay the property taxes pertaining to the leased premises.
16. 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.
17. 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.
18. The LESSEE shall abide by the rules and bye-laws of the Owners Association in-charge of maintenance of the residential complex.





DESCRIPTION OF THE DEMISED PORTION

All that villa bearing no. 81 in the residential project known as Nilgiri Homes situated at Sy. No. 128, 129, 132-136, Rampally, Keesara, Hyderabad-501 301, having an area of 1,664 sft bounded by:

North By : Tot-lot area & land scaped garden
South By : Villa No. 80
East By : Tot-lot area & land scaped garden
West By : 30' wide road

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



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