

ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

S.No.....10097 Date 24/06/2013 Rs. 100/-
Sold To.....Syed mehdi
S/o.D/o./W/o.....Syed mohammed
For Whom.....syed

A. DINESH PC 541773
LICENSED STAMP VENDOR
L.No.15-07-041/2007
RL.No.15-07-015/2013
H.No.7-65/3, Shankar Nagar,
Peerjadiguda (V), Ghatkesar (M),
R.R. Dist. PIN-500 039.
Cell.No:9052571732

LEASE AGREEMENT

This LEASE AGREEMENT is made and executed at Secunderabad, on this the 25th day of June, 2013 by and between:

1. MR. SYED MEHDI, S/o. Mr. Syed Mohammed, aged about 55 years, resident of 1-5-16/2/1, Musheerabad, Hyderabad – 500 020
2. MRS. RAZIA BAO, W/o. Mr. Syed Mehdi, aged about 45 years, resident of 1-5-16/2/1, Musheerabad, Hyderabad – 500 020,
represented by their Specific Power of Attorney Holder M/s. Modi Properties & Investments Pvt. Limited, having its registered office at 5-4-187/3 & 4, IInd floor, M.G. Road, Secunderabad, represented by its Managing Director Mr. Soham Modi, hereinafter jointly referred to as the “LESSORS” and severally as LESSOR No. 1 & LESSOR No.2 respectively

AND

Dr. VK Dadhwal, S/o Anup Singh, aged about 56 years, Director, National Remote Sensing Centre, Indian Space Research Organisation (ISRO), Govt. of India, Balanagar, Hyderabad – 500 625, hereinafter referred to as the “LESSEE”

The terms LESSORS 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.

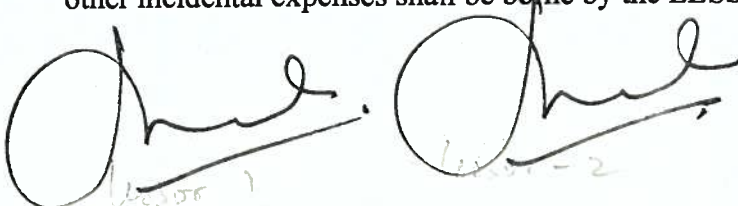
- A. WHEREAS the LESSORS are the absolute owners of the Duplex Bungalow known as FURQAN VILLA, consisting of 4 bedrooms, drawing, dining, kitchen and servant quarter, situated at Plot No. 141, forming a part of Survey No. 74/3, admeasuring about 2,250 sft of built-up area on 233 sq. yds., of land of Ravi Co-operatives Housing Society, Mahendra Hills, Marredpally, Secunderabad. The LESSEE has requested the LESSORS to grant on lease the above said Bungalow and the LESSORS agreed to give on lease on the terms and conditions specified as hereunder:
- B. WHEREAS the LESSORS have entered into a property management agreement dated 2nd March, 2004 with M/s. Modi Properties & Investments (P) Ltd., represented by its Managing Director, Mr. Soham Modi for the management of the said building to negotiate and enter into lease with prospective tenants, collect rent, amenities and maintenance charges, to undertake regular repairs and maintenance of the building etc. The LESSORS have also given a Specific Power of Attorney to M/s. Modi Properties & Investments (P) Ltd., represented by its Managing Director Mr. Soham Modi dated 2nd March 2004 to enter into lease, for collection of rent, amenities and maintenance charges, for issue of receipts etc.
- 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 the Duplex Bungalow known as FURQAN VILLA, consisting of 4 bedrooms, drawing, dining, kitchen and servant quarter, situated at Plot No. 141, forming a part of Ravi Co-operative Housing Society, Mahendra Hills, Marredpally, Secunderabad more particularly described at the foot of this document, on the following terms and conditions.

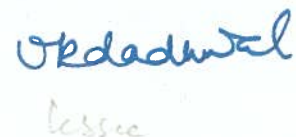
NOW THEREFORE THIS LEASE AGREEMENT WITNESSETH AS FOLLOWS

1. The LESSEE shall pay a rent per month as per the details given herein exclusive of water & electricity consumption charges and subject to the clause pertaining to the enhancement of rent contained hereunder.

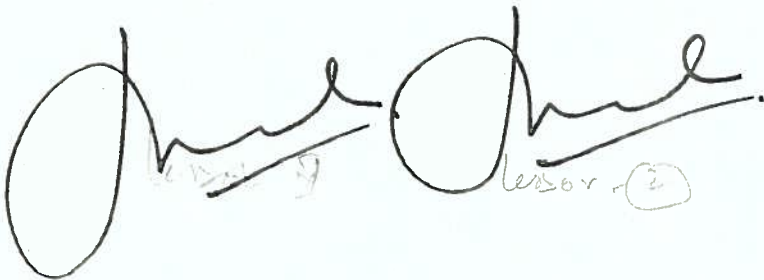
Rent payable for the period	LESSOR No. 1	LESSOR No. 2	Modi Properties & Investment Pvt. Ltd.
From 1.6.13 to 31.5.2014	8,520/-	8,520/-	1,482/-
From 1.6.14 to 31.5.2015	8,946/-	8,946/-	1,556/-
From 1.6.15 to 31.5.2016	9,393/-	9,393/-	1,634/-

2. The LESSEE has paid an amount of Rs. 48,000.00 (Rupees forty eight thousand only) as security deposit, 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.
3. The lease shall be for a period of three years commencing from 01st day of Jun' 2013. This agreement of lease between the said LESSORS 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 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.
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.




Lessee

6. The LESSEE shall pay the rent regularly per each month on or before the 7th day of the succeeding month to the LESSORS.
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 keep the demised portion in a neat and habitable condition.
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 5% at the end of every year on the then existing rent.
13. The LESSEE shall permit the LESSORS 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, etc., that are payable or shall become payable to any government or statutorily authority from time to time as applicable.
15. The LESSORS shall pay the property taxes pertaining to the leased premises.
16. 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.
17. 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.


lessor (2)

Updadhwal

DESCRIPTION OF THE DEMISED PORTION

All that the Duplex Bungalow known as FURQAN VILLA, consisting of 4 bedrooms, drawing, dinning, kitchen and servant quarter, situated at Plot No. 141, forming a part of the survey No. 74/3, admeasuring about 2,250 sft of built-up area on 233 sq. yds., of land, at Ravi Co-operative Housing Society, Mahendra Hills, Marredpally, Secunderabad, bounded by:

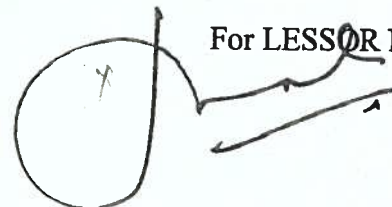
North by : Plot No. 142
South by : Road
West by : Plot No. 140
East by : Open lands

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


WITNESSES:

1. G. Jai Kumar

- 2.


For LESSOR No. 1

(Modi Properties & Investments (P) Ltd
Rep. by its Managing Director Mr. Soham Modi)


For LESSOR No. 2

(Modi Properties & Investments (P) Ltd
Rep. by its Managing Director Mr. Soham Modi)

VK Dadhwal

LESSEE
(Dr. VK Dadhwal)
Director
National Remote Sensing Centre
Indian Space Research Organisation
Govt. of India
Balanagar, Hyderabad