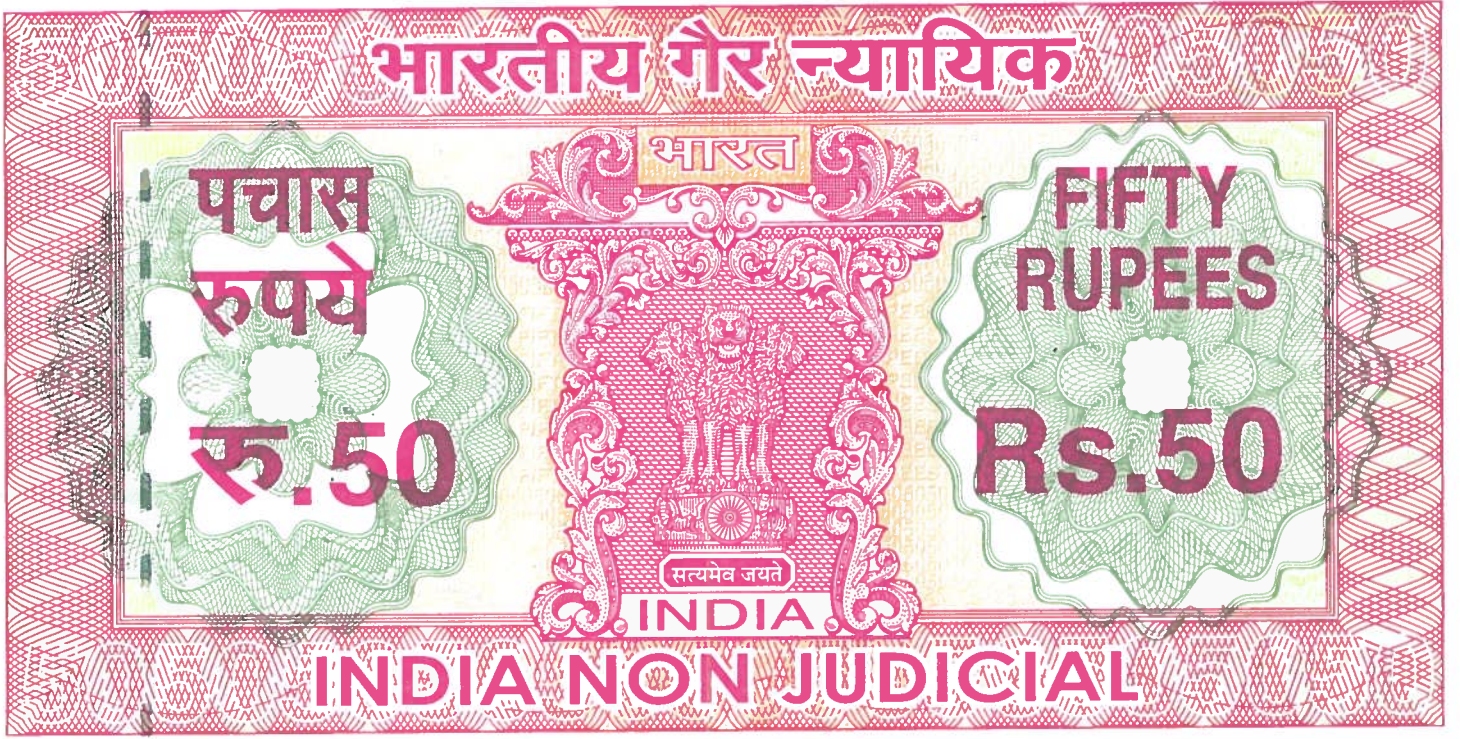


A-803



K 663081

C. Sandhya Rani

C. SANDHYA RANI

Licensed Stamp Vendor

L.No. 15-26-014/2014, R.L. No. 15-26-046/2017

H. No. 1-8-67/LIG-60, APIIC Colony,

ECIL, Kapra, Medchal-Malkajgiri Dt-500052

Cell: 9951237700

తెలంగాణ తెలంగాణ TELANGANA

Sl.No. 4698 Date 21/6/19 Rs. 50/-

Sold to Y. Surya Venkata Ramana Murthy

S/o. W/o. D/o. Late Ram Babu

R/o. Hyd.

For whom Self

LEASE AGREEMENT

This Lease Agreement executed at Secunderabad on this the 1st day of June, 2019 by and between:

1. Mr. Syed Mehdi, S/o Mr. Syed Mohammed, aged about 59 years, Occupation Business,
2. Mrs. Razia Bano, W/o. Mr. Syed Mehdi, aged about 49 years, both are residing at H. No.1-5-16/2/1, Krishna Nagar Colony, Musheerabad, Hyderabad-500 020, herein after referred to as the LESSOR.

AND

Mr. Yerramilli Surya Venkata Ramana Murthy, S/o. Late Rambabu Yerramilli, aged about 31 years, H.No 49-149, Cherukupalli Colony, Chintal HMT Road, Hyderabad, Telangana Occupation Private Employee, 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.

Syed Mehdi

Razia Bano

Murthy

A. WHEREAS the LESSOR is the absolute owner of the flat bearing no.A-803 in the project known as Mayflower Grande situated at Sy. No.191, Mallapur, Hyderabad-500 076, having a constructed area of about 1,400sft hereinafter referred to as the Said House. The LESSEE has requested the LESSOR to grant on lease the Said House and the LESSOR has agreed to give on lease on the terms and conditions specified as hereunder:

NOW THEREFORE THIS LEASE AGREEMENT WITNESSETH AS FOLLOWS

1. The LESSEE shall pay a rent of Rs. 18,000/- (Rupees Eighteen Thousand only) per month exclusive of water & electricity consumption charges and subject to the clause pertaining to the enhancement of rent contained hereunder.
2. The LESSEE shall pay an amount of Rs. 36,000/- (Rupees Thirty Six 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. The LESSEE shall not be entitled to any interest on the security deposit lying with the LESSOR. 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 11 months commencing from 1st day of June, 2019. This agreement of lease between the said LESSOR and the said LESSEE can be terminated by the LESSEE/LESSOR with an advance notice of one month. However, the LESSEE/LESSOR shall not be entitled to terminate the lease in the middle of the English calendar month.
4. The LESSOR 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 LESSOR and LESSEE equally.
5. The LESSEE shall pay the rent regularly per each month on or before the 7th day of the succeeding month to the LESSOR.
6. 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.
7. The LESSEE shall pay maintenance charges amounting to Rs. 2,100/- (Rupees Two Thousand One Hundred Only) per month to the LESSOR/Owners Association, or to any other party that the owner may direct, towards the maintenance of common areas, common area security, water charges, etc. subject to increase from time to time.
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.



Razia Bano



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

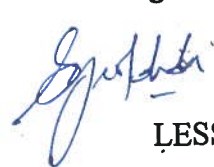

All that flat bearing no. 803 in block no. 'A' in the residential project known as Mayflower Grande, situated at Sy. No.191, Mallapur, Hyderabad-500 076, having an area of 1400sft bounded by:

North By : Open to Sky
South By : Open to Sky
East By : Corridor
West By : Open to Sky

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

NOIIVAN3S80 / 146122

File No / MISCELLANEOUS SERVICE

पिता / कायदे अतिरिक्तक का नाम / Name of Father / Legal Guardian

YERRAMILLI RAMBABU

माता का नाम / Name of Mother

YERRAMILLI KRISHNAVENI

पति या पत्नी का नाम / Name of Spouse

VENUSAMEERA BHARGAVI ADDAGUDURI

पता / Address

H.NO 49-149, CHERUKUPALLI COLONY

CHINTAL HMT ROAD

HYDERABAD, AP

पुराने पासपोर्ट का नं. और इसके जारी होने की तिथि एवं स्थान / Old Passport No. with Date and Place of Issue

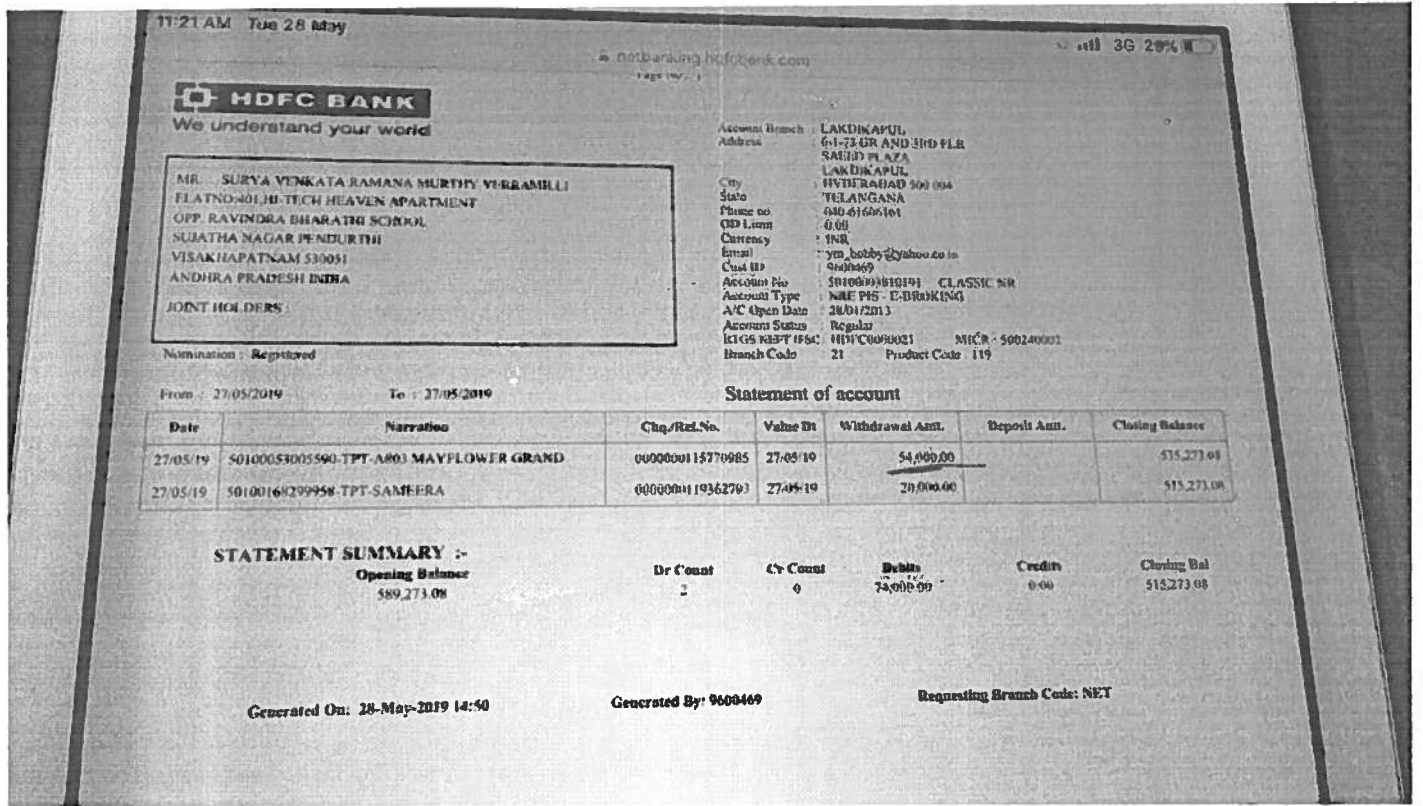
22073535 15/04/2010 MAPUTO

फाइल नं. / File No.

MOZM00057117 OLD PPT CONTAINS VALID VISA

Murthy

Subject: A 803 tenant transaction details
From: Venkata Nagireddy (k.venkatanagireddy@gmail.com)
To: nagireddy@modiproperties.com;
Date: Friday, May 31, 2019 4:51 PM



Attachments

- PHOTO-2019-05-28-14-55-18.jpg (92.14KB)



भारत सरकार
GOVERNMENT OF INDIA



వేణునమీర భార్గవి యర్రమిల్లి
Venusameera Bhargavi
Yerramilli

స్టాంప్ తేదీ/ DOB: 03/01/1988

స్వలింగం / FEMALE

4814 1809 4851



ఆధార్-సామాన్యమానపుడి హక్కు

Venusameera Bhargavi

Letter of confirmation

From,
 Mr. Syed Mehdi & Mrs. Razia Bano,
 H. No. 1-5-16/2/1, Krishna Nagar Colony,
 Musheerabad, Hyderabad-500 020.

Date: 30-05-2019

To,
 Mr. Y.Surya Venkata Ramana Murthy,
 H.No 49-149, Cherukupalli Colony,
 Chintal HMT Road , Hyderabad ,Telangana

Dear Sir,

We hereby confirm the terms of lease of the property and details of which are given below.

Lessor:	Mr. Syed Mehdi & Mrs. Razia Bano
Lessee:	Mr.Y.Surya Venkata Ramana Murthy
Area in sft:	1,400 sft. Built-up area.
Location of property	Flat no. A-803, Project name: Mayflower Grande, Address: Sy. No. 191, Mallapur, Hyderabad- 500 076.
Rent:	Rs.18,000/- per month, Rent to be paid in advance before the 7 th of each month.
Commencement of lease:	01-06-2019
Lease period:	11 months; Notice period One month.
Property tax:	To be paid by Lessor.
Rent increase:	8% increase for every 1 year.
Security deposit:	Rs. 36,000/-
Maintenance charges:	Paid by Lessee. Approx. rate Rs. 2,100/- per month
Water charges:	Paid by Lessee
Electricity charges:	Paid by Lessee
Service tax (or GST):	To be paid by Lessee.
TDS	Rent to be paid to Lessor after deduction of TDS. TDS certificate to be produced every quarter

Details of fitting and fixtures provided	<ul style="list-style-type: none"> a. Lights b. Fans c. kitchen cabinets d. Wardrobes
--	---

Please sign a copy of this letter as your confirmation of the above.

Thank You.

Yours sincerely,

 Razia Bano

Mr. _____,
Lessor.

Agreed and Confirmed by Lessee:

Sign:  _____

Name: V. Sridhar Venkatarao Narasimulu

Date: _____

Witness:


Sign:
Mr. Nagi Reddy,
Asst. Sales Manager,
M/s. Modi Consultancy Services