



ఆంధ్ర ప్రదేశ్ ఆంధ్రప్రదేశ్ ANDHRA PRADESH
S. No. 3609 Date 25/4/05
Sold to Dr. Tejal Modi
S/o. Shri Soham Modi
For Whom Self

M. Ramesh Menon
Sec

05AA 822030
LEELA C. CHIMALOI
STAMP VENDOR
L No. 107
6-4-11
SECUNDERABAD
Ranjith
500 00

LEASE AGREEMENT

This LEASE AGREEMENT is made and executed at Hyderabad, on this the 25th day of April, 2005, by and between: -

DR. TEJAL MODI, W/o. Shri Soham Modi, aged about 34 years, residing at Plot No. 280, Road No.25, Jubilee Hills, Hyderabad – 500 034, hereinafter referred to as the "LESSOR" (which term shall mean and include whenever the context may so require its successors-in-interest);

AND

MR. RAMESH MENON, S/o. Mr. C.R.V. Menon, aged about 39 years, resident of C-46, Ashta Lakshmi Apartments, Arundale Beach Road, Besant Nagar, Chennai – 600 090, herein after referred to as the "LESSEE", (which term shall mean and include whenever the context may so require its successors-in-interest);

Ramesh Menon

⊗ *Tejal Modi*

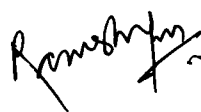
WHEREAS the **LESSOR** is the absolute owner of the 2 bedroom flat (Flat No. 205) situated on the second floor, of the building known as Sapphire Apartments bearing no. 1-10-72/5/C/205, situated at Chikoti Gardens, Begumpet, Hyderabad – 500 016 having a super-built area of about 1435 sft. The **LESSEE** has requested the **LESSOR** to grant on lease the residence space and the **LESSOR** agreed to give on lease on the terms and conditions specified as hereunder:

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 2 bedroom flat (Flat No. 205) situated on the second floor, of the building known as Sapphire Apartments bearing no. 1-10-72/5/C/205, situated at Chikoti Gardens, Begumpet, Hyderabad – 500 016, having a super-built area of about 1435 sft. more particularly described at the foot of this document, on the following terms and conditions.

1. The **LESSEE** shall pay a rent of **Rs. 15,000/- (Rupees Fifteen Thousand Only)** per month exclusive of 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. 45,000/- (Rupees Forty Five 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**.
3. The lease shall be for a period of three years commencing from 1st day of May 2005. This agreement of lease between the said **LESSOR** and the said **LESSEE** can be terminated by the **LESSEE** with an advance notice of one 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.
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.

THE LESSEE HEREBY COVENANTS AS UNDER:-

1. The **LESSEE** shall pay the rent regularly per each month on or before the 7th day of the month to the **LESSOR**.
2. The **LESSEE** shall pay and bear the electricity consumption charges including any additional consumption deposit that may be levied from time to time apart from the rent.
3. The **LESSEE** shall keep the demised portion in a neat and habitable condition.
4. The **LESSEE** shall carry out all minor repairs and regular maintenance at its own cost.
5. The **LESSEE** shall utilize the demised portion for his residence but shall not use the said portion for office or any illegal activity.
6. The **LESSEE** shall not sub-let any portion of the premises or transfer the rights under the lease in favour of anyone.
7. The **LESSEE** shall enhance the rent by 6% at the end of every year on the then existing rent.
8. The **LESSEE** shall permit the **LESSOR** or anyone authorised by it to inspect the demised portion at all reasonable hours of the day.
9. The **LESSEE** shall pay the building maintenance charges amounting to Rs.1,200/- to the **LESSOR** (or to the Sapphire Apartments Owners Association, as the **LESSOR** may direct) every month towards the maintenance, security and water charges, etc., subject to increase from time to time.





THE LESSOR HEREBY COVENANTS AS UNDER:-

1. The LESSOR shall pay the property taxes pertaining to the leased premises.
2. 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.
3. 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.

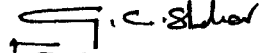


DESCRIPTION OF THE DEMISED PORTION.

All that a portion flat number 205 admeasuring about 1435 sft on the Second Floor, along with one car parking, in building known as Sapphire, situated at Chikoti Gardens, Begumpet, Hyderabad - 500 016, bounded on the:-

NORTH BY	:	Flat No. 201
SOUTH BY	:	Open to sky
EAST BY	:	Common Passage & Lifts
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. 

S. CHANDRA SHEKAR
2. 
(Solomon. P.)


LESSOR


LESSEE