



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

S.No. 423 Date 07/07/2011 Rs. 100

Sold to..... Razia Bano.....

S/o. B/o. W/o..... Syed Mehdi.....

For Whom..... Self & another.....

K. SATISH KUMAR 889945
Licenced Stamp Vendor
LIC.No.15-18-013/2000
REN.No.15-18-016/2009
H.No.5-2-30, Premavathipet (V),
Rajendranagar Mandal,
Ranga Reddy District.
Ph.No.9849355156

GENERAL AMENITIES AGREEMENT

This **GENERAL AMENITIES AGREEMENT** is made and executed at Secunderabad on this the 8th day of Jul, 2011 by and between:

1. **MR. SYED MEHDI**, S/o. Mr. Syed Mohammed, aged about 53 years, resident of 1-5-16/2/1, Musheerabad, Hyderabad – 500 020
2. **MRS. RAZIA BAO**, W/o. Mr. Syed Mehdi, aged about 43 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 (P) 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 "HIRERS" and severally as HIRER No. 1 & HIRER No. 2 respectively (which term shall mean and include whenever the context may so require its successors-in-interest);

AND

Mr. MOHD. ARSHAD KHAN, S/o. P. Ayub Ali Khan, aged about 23 years, resident of G-11, Archana Apartments, 'B'- Block, West Marredpally, Secunderabad – 500026.

Hereinafter referred to as the "HIREE" (which term shall mean and include whenever the context may so require its successors-in-interest);

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WITNESSETH

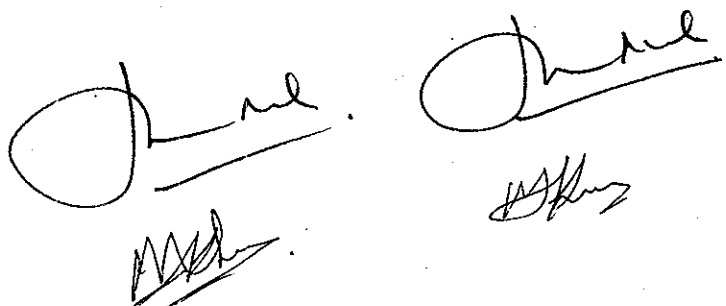
- A. The HIREE has obtained on lease vide Lease Agreement dated 4th day of July, 2011 the duplex bungalow known as Furqan Villa, consisting of 4 bedrooms, drawing, dining, kitchen and servants quarter, situated at Plot No.140, forming a part of Survey No.74/3, admeasuring about 2,250 sft of built-up area on 233 sq.yds. of land, at Ravi Co-operative Housing Society, Marredpally, Secunderabad from the **HIREES**. At the request of the **HIREE**, the **HIREES** have agreed to provide amenities to the **HIREE** more fully described in the schedule. The **HIREE** has agreed to pay amenities charges for the said amenities apart from and along the rent payable to the **HIREES**.
- B. WHEREAS the **HIREES** have entered into a property management agreement dated 02nd March 2004 with M/s. Modi Properties & Investments (P) Limited, 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 **HIREES** have also given a Specific Power of Attorney to M/s. **Modi Properties & Investments (P) Limited**, represented by its Managing Director **Mr. Soham Modi**, dated 02nd March 2004 to enter into lease, for collection of rent, amenities and maintenance charges, for issue of receipts etc.

NOW THIS DEED WITNESSETH AS UNDER

1. The **HIREE** shall pay amenities charges and service charges per month as per details given below apart from and along with the rent payable as per the details given below:

Amenities charges payable for the period	Hiree No. 1	Hiree No. 2	Service charges payable to Modi Properties & Investment Pvt. Ltd.,
From 01.07.2011 to 30.06.2012	3360/-	3360/-	1280/-
From 01.07.2012 to 30.06.2013	3528/-	3528/-	1344/-

2. The **HIREE** shall pay the amenities charges for each month on or before the 7th day of the succeeding month to the **OWNER**.
3. The **HIREE** shall not be entitled to surrender the usage of amenities as long as the tenancy is subsisting.
4. Any default in the payment of amenities charges shall be deemed to be a breach of the covenants of tenancy and the **OWNERS** shall be entitled to determine the lease and the **HIREE** shall give vacant possession of the tenancy.
5. The **HIREE** agrees to maintain the bungalow at his own cost.



PARTICULARS OF AMENITIES

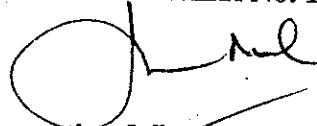
1. Provision of fans, tube light & geyser.
2. Provision of windows and doors.
3. Provision of toilets.
4. Provision of electric power connection.
5. Provision of one car parking.
6. Provision of kitchen furniture.

IN WITNESS WHEREOF the **HIREE** and the **OWNERS** have signed these presents on the date and at the place mentioned above.

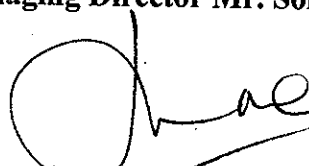
WITNESSES:

- 1.
- 2.

For **HIRER No. 1.**



**(Modi Properties & Investments (P) Limited
rep. by its Managing Director Mr. Soham Modi)**



For **HIRER No. 2.**

**(Modi Properties & Investments (P) Limited
rep. by its Managing Director Mr. Soham Modi)**


HIREE



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

889946

Sl. No. 13257 Date 07/07/2011 Rs. 100
Sold to Razia Bano
S/o. W/o. Syed Mehdi
For Whom Self & others

K. SATISH KUMAR
Licenced Stamp Vendor
LIC.No.15-18-013/2009
REN.No.15-18-016/2009
H.No.5-2-30, Premavathipet (V),
Rajendranagar Mandal,
Ranga Reddy District.
Ph.No.9849355156

LEASE AGREEMENT

This **LEASE AGREEMENT** is made and executed at Secunderabad on this the 8th day of Jul, 2011 by and between:

1. **MR. SYED MEHDI**, S/o. Mr. Syed Mohammed, aged about 53 years, resident of 1-5-16/2/1, Musheerabad, Hyderabad – 500 020
2. **MRS. RAZIA BAO**, W/o. Mr. Syed Mehdi, aged about 43 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 (which term shall mean and include whenever the context may so require its successors-in-interest);

AND

Mr. MOHD. ARSHAD KHAN, S/o. P. Ayub Ali Khan, aged about 23 years, resident of G-11, Archana Apartments, 'B'- Block, West Marredpally, Secunderabad – 500026. Hereinafter referred to as the “**LESSEE**” (which term shall mean and include whenever the context may so require its successors-in-interest);

[Handwritten signatures of Mr. Syed Mehdi and Mr. Mohd. Arshad Khan]

WHEREAS the **LESSORS** are the absolute owners of the duplex bungalow known as Furqan Villa, consisting of 4 bedrooms, drawing, dining, kitchen and servants quarter, situated at Plot No.140, forming a part of 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, 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:

WHEREAS the **LESSORS** have entered into a property management agreement dated 02nd march 2004 with M/s. Modi Properties & Investments (P) Limited, 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) Limited, represented by its Managing Director **Mr. Soham Modi**, dated 02nd March, 2004 to enter into lease, for collection of rent, amenities and maintenance charges, for issue of receipts etc.

KNOW ALL MEN BY THESE PRESENTS THAT in pursuance of the rent hereby reserved and the covenants agreed specified hereunder the **LESSORS** 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 servants quarter, situated at Plot No.140, forming a part of 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, 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:

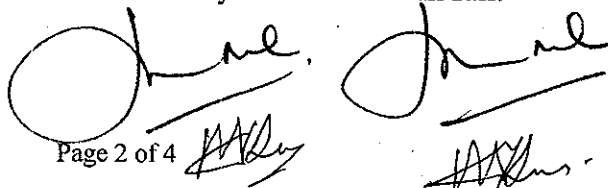
1. The **LESSEE** shall pay a rent of Rs. **8,000/- (Rupees Eight Thousand only)** per month from 01st July, 2011 to 30th June, 2012 and Rs. 8400/- per month from 01st July, 2012 to 30th June, 2013 exclusive of water & electricity consumption charges and subject to the clause pertaining to the enhancement of rent contained hereunder.

Rent payable to LESSOR No. 1 - Rs. 4,000/-
Rent payable to LESSOR No. 2 - Rs. 4,000/-

2. The **LESSEE** shall pay an amount of **Rs. 48,000/- (Rupees Fourty 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.

Deposit payable to LESSOR No. 1 - Rs. 24,000/-
Deposit payable to LESSOR No. 2 - Rs. 24,000/-

3. The lease shall be for a period of 2 year(s) commencing from 1st day of Jul, 2011. 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 **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.

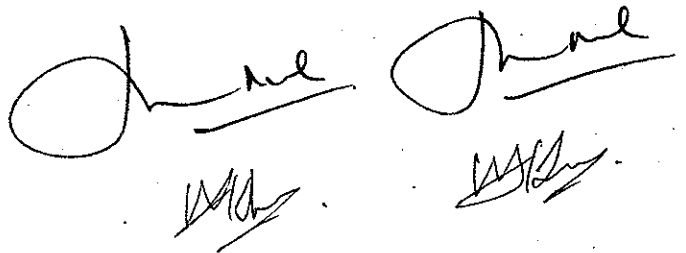

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THE LESSEES HEREBY COVENANTS AS UNDER:

1. The **LESSEE** shall pay the rent regularly per each month on or before the 7th day of the succeeding month to the **LESSORS**.
2. 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.
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 by way of colour wash etc, at its own cost.
5. The **LESSEE** shall utilize the demised portion for residential purposes only but shall not use the said portion for commercial 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 5% at the end of every year on the then existing rent. (i.e., the rent from 1st July, 2012 shall be Rs. 8400/- per month).
8. The **LESSEE** shall permit the **LESSORS** or anyone authorised by it, to inspect the demised portion at all reasonable hours of the day.
9. 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.

THE LESSORS HEREBY COVENANTS AS UNDER:

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

The image shows two sets of handwritten signatures. On the left, there is a large, stylized signature in black ink, with a smaller, less legible signature underneath it. On the right, there is another large, stylized signature in black ink, also with a smaller signature underneath it. The signatures appear to be those of the Lessors and the Lessee respectively, as per the context of the document.

DESCRIPTION OF THE DEMISED PORTION

All that the duplex bungalow known as Furqan Villa, consisting of 4 bedrooms, drawing, dining, kitchen and servants quarter, situated at Plot No.140, forming a part of 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, Marredpally, Secunderabad bounded by:

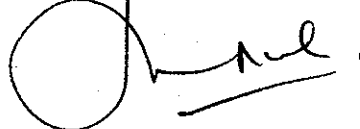
North By : Plot No. 142
South By : Road
East By : Plot No. 140
West By : Open Land

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

WITNESSES:

- 1.
- 2.

For LESSOR No. 1.

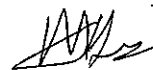


(Modi Properties & Investments (P) Limited
rep. by its Managing Director Mr. Soham Modi)

For LESSOR No. 2.



(Modi Properties & Investments (P) Limited
rep. by its Managing Director Mr. Soham Modi)



LESSEE

The Following Furniture and Fixtures available in the premises plot no. 140

ANNEXURE - 1

GROUND FLOOR				FIRST FLOOR			
S.No.		Particulars	Qty.	S.No.		Particulars	Qty.
1	Main Hall	Tube Light	1	1	Bed Room(South)	Cubboards	2
2		Fan	1	2		Tube Lights	3
3		Calling Bell	1	3		Curtan rods	4
4		Curtan Rods	2	4		Fan	1
5		Focus Lights	10				
1	Dining Hall	Curtan Rod	1	1	Bathroom	Geezer	1
2		Tube Light	1	2		Tube Light	1
3		Fan	1	3		Mirror	1
4		Focus Lights	2	4		Towel Rod	1
1	Bath Room	Wash Basin	1	1	Main Hall	Fan	1
2		Geezer	1	2		Tube Light	1
3		Tube light	1	3		Curtan Rod	5
4		Mirror	1				
				1	Bed Room (Centre)	Fan	1
1	Bed Room	Fan	1	2		Tube Light	1
2		Tube	1	3		Curtan Rod	1
3		Curtan Rod	1	4		Bulbs	2
1	Kitchen	Fan	1	1	Bath Room	Geezer-Big	1
2		Tube Light	1	2		Mirror	1
3		Bulb	1	3		Tube Light	1
4		Curtan Rod	1				
				1	Bed Room (North)	Cubborads	1
				2		Fan	1
				3		Tubelight	1
				4		Curtan Rod	1
				1	Bath Room	Geezer	1
				2		Tube Light	1



APPROVED BY
- 8 JUL 2011
SOHAM MODI
MANAGING DIRECTOR