



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

L. G. Chimalgi
P 313757

LEELA G CHIMALGI
STAMP VENDOR

5-4-76/A, Veda, Rangunji
SECUNDERABAD-500 003

6860 23768 100
Sd/- Dr. Tejal Modi
Sd/- Shri Soham Modi
Sd/- Subeer Sakseena

LEASE AGREEMENT

This LEASE AGREEMENT is made and executed at Hyderabad, on this the 1st day of August, 2008, by and between: -

DR. TEJAL MODI, W/o. Shri Soham Modi, aged about 36 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. SUBEER SAKSEENA, S/o. Mr. Capt. Ratan Kumar Sakseena, aged about 33 years.

Occupation: working at Novartis Healthcare Private Limited, address: Floor 6, C & D Block, 1Labs Center, Plot No. 18, Software Units Layout, Madhapur, Hyderabad, India – 500 081 & R/o. 708, Teja, My Home Navadeepa, Madhapur, Hyderabad – 500 081, herein after referred to as the "**LESSEE**", (which term shall mean and include whenever the context may so require its successors-in-interest);

Tejal Modi

Subeer Sakseena

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:

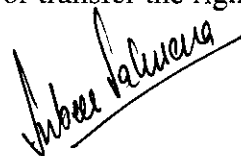
Know all men by these presents that in pursuance of the rent hereby reserved and the covenants agreed specified hereunder the **LESSOR** doth hereby grant and the **LESSEE** doth hereby taken on lease the 2 bedroom flat (Flat No. 205) situated on the second floor, of the building known as Sapphire Apartments 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. 17,000/- (Rupees Seventeen 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** has paid an amount of **Rs. 1,02,000/- (Rupees One Lakh and Two Thousand Only)** as security deposit, through ICICI Bank bearing cheque no. 917923, Mumbai Mahalaxmi Extn Branch to the **LESSOR** 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 12 months commencing from 1st day of August 2008. 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. This lease can be extended on mutual consent subject to the clause pertaining enhancement of rent.
6. 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 8% at the end of every year on the then existing rent.
8. The **LESSEE** shall permit the **LESSOR** or anyone authorized 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.1,000/- 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.
4. At the request of the **LESSEE**, the **LESSOR** has agreed to provide the following:
 1. 2 beds with mattress
 2. Sofa set
 3. Dining table with chairs.

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

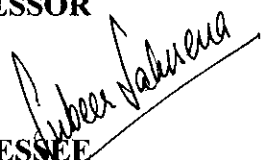
In witness whereof the **LESSEE** and the **LESSOR** have signed these presents on the date and at the place mentioned above.

Witnesses:-

1. 
(A. Red)

2.

2. 
LESSOR


LESSEE