



S. No. 4235 Date 22-7-03 Rs. 20Rs.

Sold to Manjula Kadakia

S/o P. C. Kadakia

For Whom self Secured

L. G. Chimalgi
LEELA G. CHIMALGI
STAMP VENDOR
L No. 13/97 R No. 1/2003
5-4-76/A Chital, Ranigunj
SECUNDERABAD - 500 003.

LEASE AGREEMENT

This LEASE AGREEMENT made and executed at Secunderabad, on this the 22nd day of July 2003 by and between: -

Mr. Mrs. Manjula Kadakia, W/o. Shri. Praveen Kadakia, aged 70 years, residing at Flat No. 123/B, Chandralok Complex, S. D. Road, Secunderabad - 500 003, hereinafter referred to as the "**LESSOR**" (which term shall mean and include whenever the context may so require its successors-in-interest) of THE ONE PART

AND

Mr. Ramesh Thakur, S/o. G. Vinod Kumar, aged about 30 years, resident of Flat No. 507, Mallapur, Hyderabad - 500 076, hereinafter called the "**LESSEE**" (Which expression where the context so permits shall mean and include its successors in interest, nominee, assignee) of THE OTHER PART.

The **LESSOR** is the owner of flat number **H-504** admeasuring about **700** sft in the Fifth floor, along with **15** sft scooter parking space, in the group housing scheme known as Mayflower Park, situated at Mallapur, Near Nacharam, Hyderabad - 500 076, herein after refereed to as the Said Flat. The **LESSEE** has requested the **LESSOR** to grant on lease the Said Flat and the **LESSOR** has agreed to give on lease the Said Flat on the terms and conditions specified hereunder:

- 1) The **LESSEE** shall pay a rent of **Rs. 2,200/-** (Rupees Three Thousand and Fifty 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 a deposit of **Rs. 4,400/-** (Rupees Four Thousand Four Hundred only)

Manjula P. K.

R. Ramesh

- 3) The lease shall be for a period of 11 months, commencing from 16th June 2003. This agreement of lease between the **LESSOR** and the **LESSEE** can be terminated by the **LESSOR** or the **LESSEE** with an advance notice of one month.
- 4) The **LESSOR** and the **LESSEE** hereby undertake to execute a regular Lease Deed if 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.
- 6) The lease shall be extended for a further period only on mutually agreed terms.

THE LESSEE HERE BY COVENANTS AS UNDER:-

- 1) The **LESSEE** shall pay the rent regularly for each month on or before the 5th day of the succeeding month to the **LESSOR**.
- 2) The **LESSEE** shall pay and bear the electricity consumption charges apart from the rent.
- 3) The **LESSEE** shall carryout all minor repairs and regular maintenance by way of colour wash etc., at his own cost.
- 4) The **LESSEE** shall not sub-let any portion of the premises or transfer the rights under this Lease in favour of anyone.
- 5) The **LESSEE** shall permit the **LESSOR** or anyone authorized by it, to inspect the demised portion at all reasonable hours of the day.
- 6) The **LESSEE** shall enhance the rent by 5% (Five per cent) compounded at the end of lease period.
- 7) That the **LESSEE** shall keep and maintain the Said Flat in a decent and civilized manner and shall do his/her/their part in maintaining the living standards of the apartments, occupiers at a high level. To this end, the **LESSEE** shall not (a) throw dirt, rubbish etc, in any open place, compound, etc. (b) use the apartment for illegal and immoral purpose: (c) use the apartment in such manner which may cause nuisance disturbance or difficulty to the occupiers of the other apartment etc., (d) store extraordinarily heavy material therein: (e) do such things or acts which may render void, or voidable any insurance on the building or part thereof: (f) use the premises as an office or for any other commercial purpose.
- 8) The **LESSEE** shall abide by the rules and bye laws of **Mayflower Park Owners Association**, which is the administrator / supervisor of common services of the complex.
- 9) The **LESSOR** shall pay the building maintenance charges amounting to Rs.385/- to the May flower Park Owners Association, every month towards the maintenance, security and water charges, etc., subject to increase from time to time.

THE LESSORS HEREBY COVENANTS AS UNDER: -

- 1) The **LESSOR** agreed not to cause any hindrance to the **LESSEE** in the enjoyment of the demised portion provided the **LESSEE** observes all the covenants without default as specified above.

**Manjula P. K.*

**M. J. J. J.*

- 2) The **LESSOR** agreed to pay the property tax and other taxes pertaining to the leased floor.
- 3) The **LESSOR** agreed 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 SAID FLAT

All that a portion flat number H-504 admeasuring about 700 sft on the Fifth floor, along with 15 sft scooter parking space, in the group housing scheme known as Mayflower Park, situated at Mallapur, Near Nacharam, Hyderabad – 500 076, bounded on the: -

NORTH BY:	4' wide passage
SOUTH BY	Landscaped Gardens
EAST BY:	Flat No. 503
WEST BY:	Flat No. 505

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

WITNESSES: -

1.

x *V. D. D. D.*
LESSEE

2.

x *Manjula P. K.*
LESSOR.