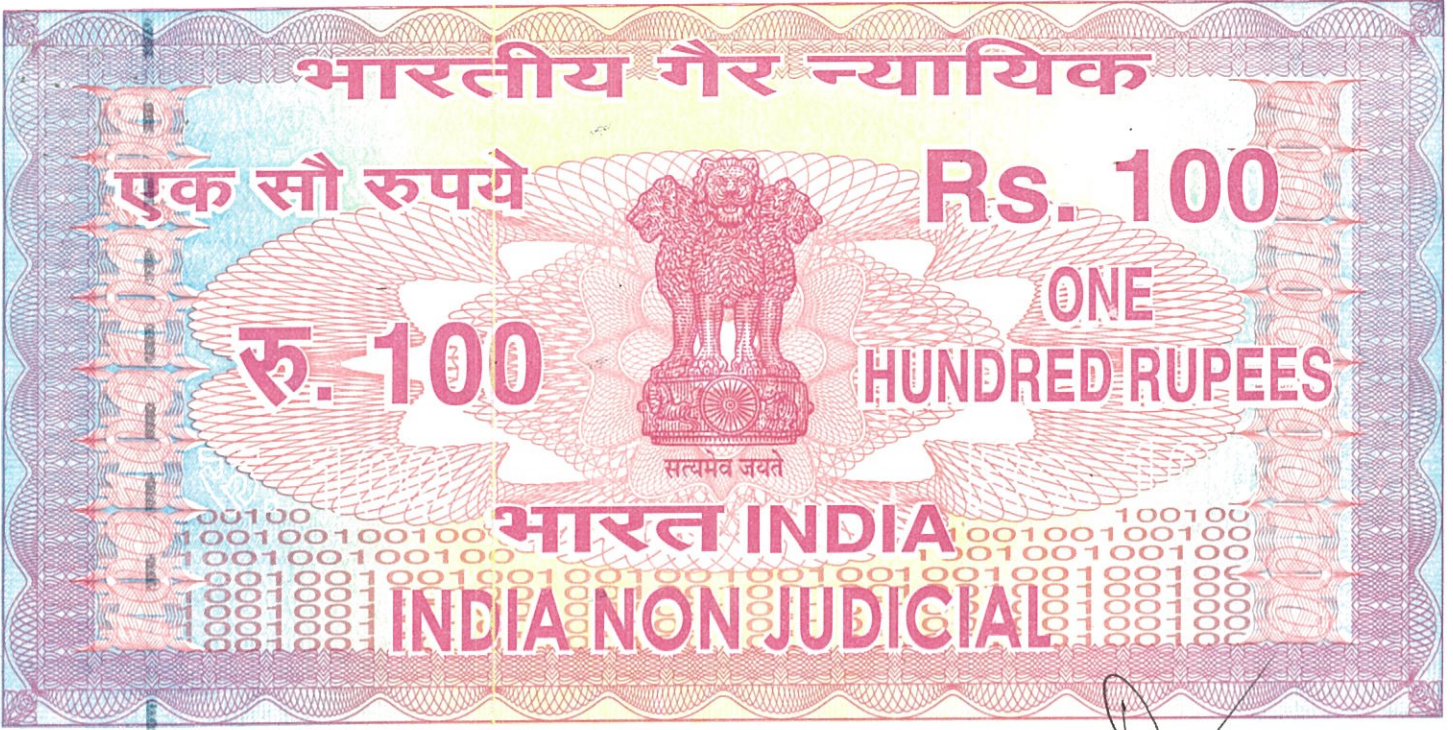




తెలంగాణ తెలంగాణ TELANGANA

AK 555859

SL. No. 502, Date: 21-01-2022, Rupees: 100/-
Sold to : Ramesh,
S/o. Late Narsing Rao, R/o. Hyd.
For whom: Mehta & Modi Realty Kowkur LLP.

KODALI RADHIKA
Licensed Stamp Vendor Lic No. 16/7/03/ 22-24
G6, Kubera Towers, Narayanaguda, Hyderabad-29.
Cell: 9866378260, 9440090826

LEASE AGREEMENT

This Lease Agreement executed at Secunderabad on this the 10th day of March 2022 by and between:

Mrs. Paritala Maruthi Devi, D/o Mr. Paritala Nageswara Rao, aged about 35 years, residing at 39-27-43/1/1, VUDA Colony, Visakhapatnam (Urban), Visakhapatnam, Andhra Pradesh-530 018, hereinafter referred to as the Lessor.

AND

M/s. Mehta & Modi Realty Kowkur LLP, a Limited Liability Partnership Firm having its registered office at 5-4-187/3&4, II Floor, Soham Mansion, M.G. Road, Secunderabad – 500 003, and represented by its Partner Mr. Anand S Mehta, S/o. Mr. Suresh U Mehta, aged about 42 years, Occupation Business, hereinafter referred to as the Lessee.

The term Lessor and Lessee shall mean and include whenever the context may so require its successor-in-interest, assigns, heirs, legal representatives, etc.

P. Maruthi Devi

For MEHTA & MODI REALTY KOWKUR LLP

Anand Mehta
Partner

- A. Whereas the Lessor is the absolute owner of the property, description of which is given in Annexure A (hereinafter referred to as the Scheduled Property) and more fully described in the schedule and the plan attached herein.
- B. The Lessee became owner of the Scheduled Property by way of registered sale deed details of which are given in Annexure A.
- C. The Lessee has requested the Lessor to grant on lease the Scheduled Property for residential use and the Lessor has agreed to give on lease on the terms and conditions specified hereunder.

Now This Lease Agreement Witnesseth as Follows:

1. The Lessee shall pay rent, details of which are given in Annexure A (inclusive of GST and subject to deduction of TDS) per month to the Lessor on or before the 7th of the subsequent month.
2. The Lessee shall pay security deposit, details of which are given in Annexure A, 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, details of which are given in Annexure A. 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. 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. 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 apart from the rent.
7. The Lessee shall pay maintenance charges 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.

* P. Manu R. Desai

For MEHTA & MODI REALTY KOWKUR LLP

Anand Mehta
Partner

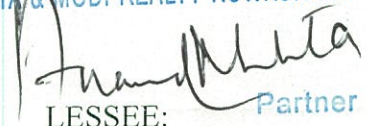
11. The Lessee shall not sub-let any portion of the premises or transfer the rights under the lease in favour of anyone.
12. The Lessee shall enhance the rent as given below on the then existing rent.
13. The Lessee shall permit the Lessor or anyone authorised by it to inspect the demised portion at 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.

In witness whereof the Lessee and the Lessor have signed these presents on the date and at the place mentioned above.



LESSOR:

For MEHTA & MODI REALTY KOWKUR LLP


LESSEE: Partner

Witness No1:

Witness No.2:

ANNEXURE A

Sl. No.		
1.	Description and details of Scheduled Property:	Flat No. B-113
1a.	Property type:	2BHK flat in the building known as Greenwood Heights
1b.	Land area:	N/A
1c.	Description of construction:	Residential building consisting of 2 Basements + 7 floors
1d.	Premises no.:	Sy. No. 196
1e.	Address/location:	Kowkur Village, Alwal Mandal, Medchal-Malkajgiri District
1f.	Area of Scheduled Property	1220 sq.ft.
2.	Details of ownership:	
2a.	Type of deed:	Sale deed.
2b.	Document date and no.:	1825 / 2022 & 09-03-2022
2c.	Registered at SRO:	Medchal-Malkajgiri
3.	Monthly rent payable by Lessee to Lessor:	Rs. 10,980/-
4.	Security deposit payable:	Rs. 21,960/-
5.	Monthly maintenance charges:	Rs. 2,440/- per month
6.	Rental enhancement per 12 months	5%
7.	Lease period:	1 Year
8.	Rent commencement date:	1 st June 2022

✓ P. Manthi Desai

LESSOR:

For MEHTA & MODI REALTY KOWKUR LLP

Manthi Desai
Partner

LESSEE:

SCHEDULE AND PLAN OF THE LEASED PROPERTY

Description of the Schedule Flat:

All that portion forming a Deluxe flat bearing no. B-113 on the first floor, in block no. 'B', admeasuring 1220 sft. of super built-up area (i.e., 939 sft. of built-up area & 281 sft. of common area, carpet area of 879 sft.) together with proportionate undivided share of land to the extent of 51.73 sq. yds. and a reserved parking space for single car in the basement admeasuring about 105 sft. in the residential complex named as Greenwood Heights, forming part of Sy. No. 196, Kowkur Village, Alwal Mandal, Medchal-Malkajgiri District (formerly known as Malkajgiri Mandal, Ranga Reddy District) and bounded as under:

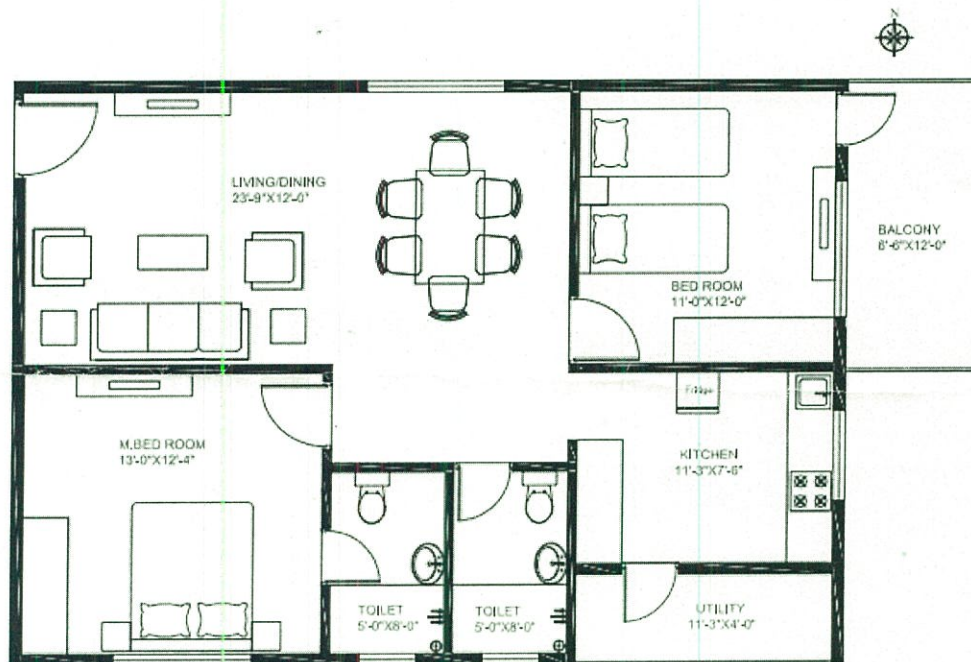
North by: Open to Sky

South by: Open to Sky

East by: Open to Sky

West by: Open to Sky & 6'-6" wide corridor

Plan of the leased premises:



TYPE - VI
1220 SFT

P. Manthi Deen

LESSOR:

For MEHTA & MODI REALTY KOWKUR LLP

Anand Mehta
Partner

LESSEE: