



తెలంగాణ తెలంగాణ TELANGANA

S.No. 766

Date: 04-02-2016

Sold to: D. PAVAN KUMAR

S/o.: D. ANJANEYULU

For Whom: VISTA HOMES

LEASE AGREEMENT

K.SATISH KUMAR

LICENSED STAMP VENDOR

LIC No.16-05-059/2012,

R.No.16-05-029/2015

Plot No.227, Opp.Back Gate
of City Civil Court,

West Marredpally, Sec'bad.

Mobile: 9849355156

This LEASE AGREEMENT is made and executed at Secunderabad on this the 27th day of February 2016 by and between:

Mr. Achanta Surya Prakash Babu, Son of Late. Achanta Satyanarayana, aged about 59 years and Mrs. Saladi Vijaya Lakshmi, Wife of Mr. Achanta Surya Prakash Babu, aged about 52 years, both residing at Flat No. C-303, Sai Mitra Towers, Pochamma Temple Road, Khushaiguda, Hyderabad - 500 062, herein after referred to as the '**LESSOR**' (which term shall mean and include whenever the context may so require his successor-in-interest).

AND

M/s. Vista Homes, a registered Partnership firm having its office, at 5-4-187/3 & 4, 2nd Floor, Soham Mansion, M. G. Road, Secunderabad -500 003., represented by its Partners (1) Shri Bhavesh V. Mehta, S/o. Late Vasant U. Mehta, aged about 42 years, Occupation: Business, resident of Uttam Towers, D. V. Colony, Secunderabad -500 003, and (2) M/s. Summit Housing Pvt. Ltd., represented by authorised signatory, Shri Soham Modi S/o. Shri Satish Modi, aged about 43 years, Occupation: Business, resident of Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad 500 003., herein after referred to as the '**LESSEE**' (which term shall mean and include whenever the context may so require its successors-in-interest).

For VISTA HOMES

1.

Partner

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2.

For VISTA HOMES

Partner

WHEREAS the **LESSOR** is the absolute owner of flat no. 101 on the first floor, in block no. 'B' having a super built-up area of 1220 sft. (i.e., 976 sft. of built-up area & 244 sft sft. of common area) together with undivided share in the scheduled land to the extent of 74.12 sq. yds. and a reserved parking space for one car on the stilt floor/ basement floor admeasuring about 100 sft in the building known as VISTA HOMES, at Survey Nos. 193, 194 & 195, situated at Kapra village, Keesara Mandal, Ranga Reddy District. 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 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 flat bearing no. 101 on the first floor in block no. B, of the building known as Vista Homes at Survey Nos. 193, 194 & 195, situated at Kapra village, Keesara Mandal, Ranga Reddy District, having a super built-up area of 1220 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. 12,500/- (Rupees Twelve Thousand Five Hundred only) per month.
2. The lease shall be for a period of 24 months commencing from 1st February 2016. This agreement of lease between the **LESSOR** and the **LESSEE** can be terminated by the **LESSEE** with an advance notice of one month.
3. 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.
4. 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 5th day of the month to the **LESSOR**.
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 purpose only but shall not use the said portion for residence 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 permit the **LESSOR** or anyone authorised by it, to inspect the demised portion at all reasonable hours of the day.

1. 

2. S. Leipya Daksh

For VISTA HOMES

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Partner

For VISTA HOMES

Partner

8. The **LESSEE** shall pay building maintenance charges amounting to Rs. 1200/- (Rupees One Thousand Two Hundred Only) per month to Vista Homes 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 change 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 and restore the said premises to its original status.

DESCRIPTION OF THE SAID FLAT

All that portion forming apartment no. 101 on the first floor in block no. B, admeasuring 1220 sft. of super built-up area together with proportionate undivided share of land to the extent of 74.12 sq. yds. and a reserved parking space for car on the stilt floor / basement, admeasuring about 100 sft., in residential apartment named as Vista Homes at Survey Nos. 193, 194 & 195, situated at Kapra village, Keesara Mandal, Ranga Reddy District ., 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

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

WITNESSES:

1.

2.

For VISTA HOMES
Partner

For VISTA HOMES
LESSEE Partner

LESSOR