



Trans ID: 240517153422105610
Date: 17 MAY 2024, 03:36 PM
Purchased By:
CH RAMESH
S/o LATE CH NARSING RAO
R/o HYD
For Vendor
NILGIRI ESTATES

K GIRIRAJU
LICENSED STAMP VENDOR
 Lic. No. 30/1998
 Ren.No. 18/2022
 Amberpet, Hyderabad
 Ph 8978716779

This Lease Agreement executed at Secunderabad on this the 17th day of August 2024 by
and between:

AND

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

... 1978 p/17 LTD.

- 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 Lesser 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 or Lessor 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.

For MODI & MODI REALITY HYD PVT. LTD.


Authorised Signatory

Kalyan.H

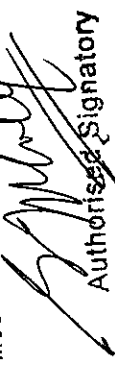
11. The Lessee shall not sub-let any portion of the premises or transfer the rights under the lease in favour of anyone.
12. The Lessee shall enhance the rent as given below on the then existing rent.
13. The Lessee shall permit the Lessor or anyone authorised by it to inspect the demised portion at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

Kalyani - M

LESSOR:

For MODI & MODI REALITY HYD PVT. LTD.


Authorised Signatory

LESSEE:

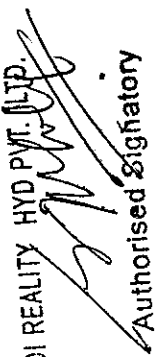
Witness No 1:

Witness No.2:

ANNEXURE A

Sl. No.	Description and details of Scheduled Property:	Villa No.131
1.	Property type:	2BHK villa in the building known as Nilgiri Estates
1a	Land area:	N/A
1b.	Description of construction:	Residential building.
1d.	Premises no.:	Sy. Nos. 75, 77, 78, 79, 96 & 100/2.
1e.	Address/location:	of Rampally Village, Keesara Mandal, Medchal-Malkajgiri District.
1f.	Area of Scheduled Property	915 sft.
2.	Details of ownership:	
2a.	Type of deed:	Sale deed.
2b.	Document date and no.:	11-07-2024 & 6632 / 2024.
2c.	Registered at SRO:	Keesara
3.	Monthly rent payable by Lessee to Lessor:	Rs. 12,000/-
4.	Security deposit payable:	Rs. 24,000/-
5.	Monthly maintenance charges:	Rs. 1,800/- per month
6.	Rental enhancement per 12 months	5%
7.	Lease period:	1 Years
8.	Rent commencement date:	1 st September 2024

Kalyani. H

for MODI & MODI REALITY HYD PVT. LTD.

 Authorised Signatory

LESSOR:

LESSEE:

SCHEDULE AND PLAN OF THE LEASED PROPERTY

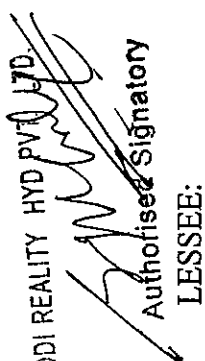
All that piece and parcel of deluxe villa on bearing plot no.131 admeasuring about 125 sq. yds, along with construction having a total area of 915 sft, in the project known as "Nilgiri Estate" forming part of Sy. Nos. 75, 77, 78, 79, 96 & 100/2 of Rampally Village, Keesara Mandal, Medchal-Malkajgiri District (formerly known as Ranga Reddy District) marked in red in the plan annexed hereto and bounded on:

North by : Plot No. 130
South by : Plot No. 132
East by : 30' wide road
West by : Plot No. 140

Plan of the leased premises:

Kalyand. H

LESSOR:

For MODI & MODI REALITY HYD PVT LTD.

Authorised Signatory
LESSEE: