



తెలంగాణ తెలంగాణ TELANGANA

S.No. 797

Date: 29-02-2016

Sold to: RAMESH

S/o. NARASING RAO

For Whom: NILGIRI ESTATES

C 128209

CH. SHRAVANI

LICENSED STAMP VENDOR

LIC.No.15-31-029/2013,

R.No. 15-31-027/2016

House on P.No.21, W.S.Colony,
R.R.Dist-501512. Ph:7842562342

LEASE AGREEMENT

This Lease Agreement executed at Secunderabad on this the 30th April 2016 by and between:

Mr. Yadagiri Sriram Jogula, son of Mr. J. Sriram, aged about 40 years, residing at Villa No. 77, Nilgiri Homes, Rampally Village, Keesara Mandal Ranga Reddy District - 500 031, hereinafter referred to as the LESSOR.

AND

M/S. NILGIRI ESTATES, a registered partnership firm having its office at 5-4-187/3 & 4, II floor, Soham Mansion, M. G. Road, Secunderabad - 500 003, represented by its Partner, Shri Soham Modi S/o. Late Shri Satish Modi, aged about 45 years, herein after referred to as the LESSEE.

The terms LESSOR and LESSEE shall mean and include whenever the context so requires shall mean and include all their legal heirs, successors in interest, legal representatives, administrators, assignees, nominees, etc.

For NILGIRI ESTATES

Partner

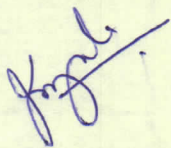
- A. WHEREAS the **LESSOR** is the absolute owner of the 2 bedroom villa bearing no. 9 in the residential project known as Nilgiri Estate forming a part of Sy. Nos. 75, 77, 78, 79 & 96, 100/2 of Rampally Village, Keesara Mandal, Ranga Reddy District, having an area of 910 sft. The **LESSEE** has requested the **LESSOR** to grant on lease the said house and the **LESSOR** has agreed to give on lease on the terms and conditions specified as hereunder:
- B. 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 villa bearing no.9 in the residential project known as Nilgiri Estate forming a part of Sy. Nos. 75, 77, 78, 79 & 96, 100/2 of Rampally Village, Keesara Mandal, Ranga Reddy District, having an area of 910 sft more particularly described at the foot of this document, on the following terms and conditions.

NOW THIS LEASE AGREEMENT WITNESSETH AS FOLLOWS:

1. The **LESSEE** shall pay a rent of Rs. 6,500/- (Rupees Six Thousand and Five Hundred Only) per month exclusive of water & electricity consumption charges and subject to the clause pertaining to the enhancement of rent contained hereunder. The details of the rent payable are as under:

Sl. No.	Rent payable to	Amount	From period	To period
1	Mr.Yadagiri Sriram Jogula	6,500/-	01-05-2016	30-04-2017
2	Mr.Yadagiri Sriram Jogula	6,825/-	01-05-2017	30-04-2018

2. The **LESSEE** shall pay an amount of Rs. 19,500/- (Rupees Nineteen Thousand and Five Hundred Only) as security deposit, 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 of two years commencing from 1st day of May 2016**. 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 register this agreement of lease as and when called upon by either of the parties 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 **LESSEE** in full.




For NILGIRI ESTATES
Partner

5. The LESSEE shall pay the rent regularly each month on or before the 7th day of the month to the LESSOR.
6. 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.
7. The LESSEE shall keep the leased premises in a neat and habitable condition.
8. The LESSEE shall carry out all minor repairs and regular maintenance by way of colour wash etc, at its own cost.
9. The LESSEE shall utilize the leased premises for its office including its associated companies in the group but shall not use the said portion for residence or any illegal activity.
10. The LESSEE shall not sub-let any portion of the premises or transfer the rights under the lease in favour of anyone.
11. The LESSEE shall enhance the **rent by 5 % every year** on the then existing rent.
12. The LESSEE shall permit the LESSOR or anyone authorised by it to inspect the leased premises at all reasonable hours of the day.
13. The LESSEE shall be liable to pay all taxes, levies, charges like VAT, service tax, etc., that are payable or shall become payable to any government or statutorily authority from time to time pertaining to rent and other charges payable under this agreement.
14. The LESSOR shall pay the property taxes pertaining to the leased premises.
15. The LESSOR agrees not to cause any hindrance to the LESSEE in the enjoyment of the leased premises provided the LESSEE observes all the covenants without defaults as specified above.
16. 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.



FOR NILGIRI ESTATES

Partner

SCHEDULED PROPERTY

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 9 admeasuring about 125 sq. yds. forming a part of land in Sy. Nos. 75, 77, 78, 79 & 96, 100/2 of Rampally Village, Keesara Mandal, Ranga Reddy., marked in red in the plan annexed hereto as Annexure I, bounded on:

North	Plot No. 8
South	Plot No. 10
East	Neighbours Land
West	30" wide road

AND

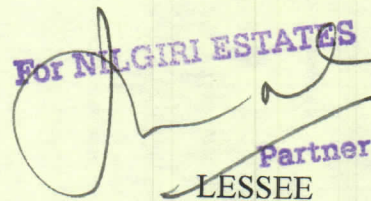
ALL THAT DELUXE VILLA admeasuring about 910 sq. ft. of built-up area to be constructed on the above said plot no. 9 as per the agreed specifications given in detail in Annexure II and as per the plan enclosed as Annexure III.

IN WITNESSES WHEREOF this Agreement of Sale is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

- 1.
- 2.


LESSOR


FOR NILGIRI ESTATES
Partner
LESSEE