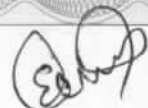




తెలంగాణ తేలంగానా TELANGANA

 X 747107

S.No. 19837 Date: 30-10-2019

Sold to: RAMESH

S/o. Late NARING RAO

For Whom: M/s. SILVER OAK VILLAS LLP

K.SATISH KUMAR

LICENSED STAMP VENDOR

LIC No.16-05-059/2012, R.No.16-05-025/2018

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

West Marredpally, Sec'bad. Mobile: 9849355156

LEASE AGREEMENT

This Lease Agreement executed at Secunderabad on this the 18th November 2019 by and between:

Mr. K. Ravi, son of Mr. K. Bala Narsimha aged about 39 years, residing at H. No. 2-3-2/1A, Cinna Cherlapally, Hyderabad - 500051, hereinafter referred to as the **LESSOR**.

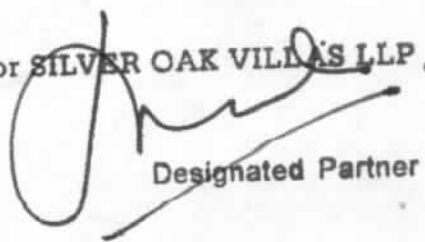
AND

M/s. Silver Oak Villas LLP, 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.

K. Ravi

For SILVER OAK VILLAS LLP.

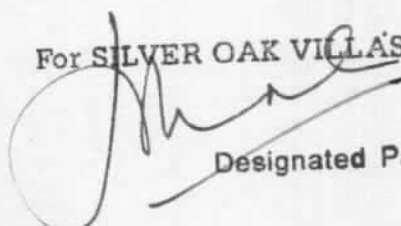

Designated Partner

- A. WHEREAS the **LESSOR** is the absolute owner of the 2 bedroom villa bearing no.10 in the residential project known as Silver Oak Villas forming a part of Sy. Nos. 11, 12, 14, 15, 16, 17, 18 & 294, of Cherlapally Village, Ghatkesar Mandal, Medhchal – Malkajgiri District, having an area of 1100 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.10 in the residential project known as Silver Oak Villas forming a part of Sy. Nos. 11, 12, 14, 15, 16, 17, 18 & 294, of Cherlapally Village, Ghatkesar Mandal, Medhchal – Malkajgiri District, having an area of 1100 sft more particularly described at the foot of this document, on the following terms and conditions.

NOW THEREFORE THIS LEASE AGREEMENT WITNESSETH AS FOLLOWS

1. The **LESSEE** shall pay a rent of Rs. 10,000/- (Rupees Ten Thousand only) per month exclusive of water & electricity consumption charges and subject to the clause pertaining to the enhancement of rent contained hereunder.
2. The **LESSEE** shall pay an amount of Rs. 20,000/- (Rupees Twenty Thousand 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 4 months commencing from 01st day of November 2019. 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.
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 **LESSEE** shall pay the rent regularly per each month on or before the 7th day of the succeeding month to the **LESSOR**.
7. 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.
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.

K. Ravi

For SILVER OAK VILLAS LLP

Designated 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 by 5% at the end of every year on the then existing rent.
13. The **LESSEE** shall permit the **LESSOR** or anyone authorized 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 GST, etc., 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.

SCHEDULED PROPERTY

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 10 admeasuring about 197 sq. yds. forming a part of Sy. Nos. 11, 12, 14, 15, 16, 17, 18 & 294, of Cherlapally Village, Ghatkesar Mandal, Medhchal – Malkajgiri District., marked in red in the plan annexed hereto as Annexure I, bounded on:

North	Open Area
South	Plot No. 09
East	30' wide Road
West	Plot Nos. 01 & 02

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

WITNESSES:

- 1.
- 2.

K. Pavi

LESSOR
For **SILVER OAK VILLAS LLP**

Designated Partner
LESSEE