



తెలంగాణ తేలంగానా TELANGANA

Sl.No. 5253 Date 24/04/2018

Sold to Syed Mehdi

S/o W/o D/o Syed Mohammed

For whom

Baba
SYED BABA SHARFUDDIN P 155314
LICENSED STAMP VENDOR
License No.15-30-001/2014
License Renewal No.15-30-070/2017
R/o. Plot No.177, Rampally Village,
Keesara Mandal, R.R. Dist.
Phone:99593190

LEASE AGREEMENT

This Lease Agreement executed at Secunderabad on this the 28th day of June, 2019 by and between:

1. MR. SYED MEHDI, S/o. Mr. Syed Mohammed, aged about 61 years, resident of 1-5-16/2/1, Musheerabad, Hyderabad – 500 020
2. MRS. RAZIA BANO, W/o. Mr. Syed Mehdi, aged about 51 years, resident of 1-5-16/2/1, Musheerabad, Hyderabad – 500 020,

represented by their Specific Power of Attorney Holder M/s. Modi Properties Pvt. Ltd, having its registered office at 5-4-187/3 & 4, IInd floor, M.G. Road, Secunderabad, represented by its Managing Director Mr. Soham Modi, hereinafter jointly referred to as the "LESSORS" and severally as LESSOR No. 1 & LESSOR No.2 respectively.

AND

M/s. REVOOD, represented by its Managing Director Mr. Victor Gunday aged about 32 years, R/o. Flat S-02, Ahmed Residency, Road No 05, TMC, Mahindra Hills, East Marredpally, Secunderabad - 500026, herein after referred to as the LESSEE.

Victor Gunday

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.

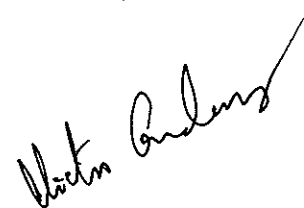
A. WHEREAS the LESSOR is the absolute owner of the duplex bungalow known as Kamran Villa bearing no. 140, forming a part of Survey No. 74/3, Ravi Co-operative Housing Society, Mareddpally, Secunderabad having a constructed area of about 2,250 sft (on 233 sq. yds of land) hereinafter referred to as the Said House. The LESSEE has requested the LESSOR to renew/ grant on lease the Said House and the LESSOR has agreed to give on lease on the terms and conditions specified as hereunder:

NOW THEREFORE THIS LEASE AGREEMENT WITNESSETH AS FOLLOWS

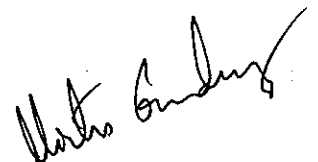
1. The LESSEE shall pay a rent of Rs. 23,921/- (Rupees twenty three thousand nine hundred and twenty one only) per month exclusive of water & electricity consumption charges and subject to the clause pertaining to the enhancement of rent contained here under.

Rent payable for the period	Syed Mehdi	Razia Bano	Modi Properties Pvt. Ltd.	Total
From 01.07.19 to 30.06.2020	11,004	11,004	1,913	23,921
From 01.07.20 to 30.06.2021	11,554	11,554	2,009	25,117
From 01.07.21 to 30.06.2022	12,132	12,132	2,109	26,373

2. The LESSEE has paid an amount of Rs. 51,000/- (Rupees fifty one 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 03 years commencing from 1st day of July, 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. 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 including any additional consumption deposit that may be levied from time to time, apart from the rent.
7. The LESSEE shall keep the demised portion 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 demised portion for residential purposes only but shall not use the said portion for commercial 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% at the end of every year on the then existing rent.
12. The LESSEE shall permit the LESSOR or anyone authorised by it to inspect the demised portion at all reasonable hours of the day.
13. 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.
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 demised portion 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.
17. The LESSEE shall abide by the rules and bye-laws of the Owners Association in-charge of maintenance of the residential complex.



DESCRIPTION OF THE DEMISED PORTION

All that the duplex bungalow known as Kamran villa bearing no. 140, forming a part of Survey No. 74/3, situated at Ravi Co-operative Society, Mareddpally, Secunderabd, having an area of 2,250 sft bounded by:

North By : Plot no. 143
South By : Road
East By : Plot no. 139
West By : Plot no. 141

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

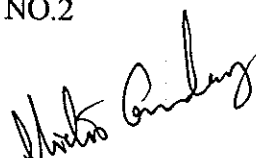
WITNESSES:

1.

2.

LESSOR NO.1

LESSOR NO.2


LESSEE