



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

AU 885561

Date: 14/06/2012, 12:16 PM

Serial No: 11,203

Denomination: 100

Purchased By:

K PRABHAKAR REDDY  
S/O K P REDDY  
R/O HYD

*[Handwritten Signature]*  
14/6/12

For Whom:

MEHTA & MODI HOMES  
SEC-BAD

Sub Registrar

Ex. Officio Stamp Vendor

LEASE AGREEMENT

SRO: SHAMIRPET

This Lease Agreement executed at Secunderabad on this the 24<sup>15</sup> day of July, 2012 by and between:

M/S. MEHTA & MODI HOMES, 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 Managing Partners Mr. Soham Modi, Son of Sri Satish Modi, aged about 43 years, Occupation: Business and Mr. Suresh U. Mehta, Son of Late Sri Uttamlai Mehta, aged about 65 years, Occupation: Business., hereinafter referred to as the Lessor (which term shall mean and include its successors in office, administrators, executors / nominees / assignee etc.)

AND

M/s. Immadisetty Anantham Trading Co. a registered partnership firm having its office at 3/3/416, Mahankali Street, Secunderabad. represented by its partners I. Prasad Kumar, S/o Late I Annantam aged 40 yrs and G Durga Vaidehi, D/o G Ramakrishna, Aged 19 yrs both R/o of 4/1/186, Subash Road, Secunderabad, herein after referred to as the LESSEE (which term shall mean and include whenever the context may so require its successors-in-interest).

*[Handwritten Signature]*

*[Handwritten Signature]*

*[Handwritten Signature: G. Durga Vaidehi]*

- A. WHEREAS the Lessor is the absolute owner and possessor of the shop admeasuring about 830 sft on the ground floor forming a part of the project known as Silveroak Bungalows, Phase – II, Situated at Sy. No 291, Cherlapally, Hyderabad, and herein after referred to as the said shop, and described in detail in the schedule given hereunder.
- B. The Lessor is desirous of giving on lease the said premises to such a Lessee who is willing to establish and run a basic general store along with the snack counter for the residents of the project known as Silveroak Bungalows. The LESSEE must provide basic provisions for the day to day use of the residents. Further, operating hours of the store should be reasonable and convenient to the residents of the project..
- C. WHEREAS the Lessor has agreed to give on lease as the Lessee agreed to take on lease the said shop on the terms and conditions specified as hereunder:

THIS LEASE AGREEMENT THEREFORE WITNESSETH AS FOLLOWS:

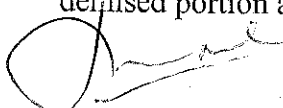
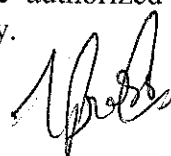
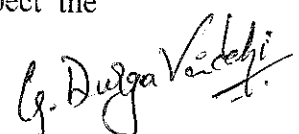
1. The LESSEE shall pay a rent as per the details given below per month exclusive of water & electricity consumption charges and subject to the clause pertaining to the enhancement of rent contained hereunder.

Sl. No.	Period	Rent
1.	1.08.2012 to 30.1.2013	2,000/-
2.	1.02.2013 to 30.7.2013	3,000/-
3.	1.08.2013 to 30.7.2014	4,000/-
4.	1.08.2014 to 30.7.2015	5,000/-

2. The lease shall be for a period of three years commencing from 1<sup>st</sup> day of August 2012. This agreement of lease between the said Lessor and the said Lessee can be terminated by the Lessee with an advance notice of three months.
3. The Lessee agrees to keep the general store and snack counter operational for at least 8 hours a day and 6 days a week. Failure to keep the general store and snack counter operational for a period of more than 7 days shall be deemed to be a breach of terms of this agreement.
4. The Lessor shall be authorized to terminate the lease with an advance notice of 15 days in case of breach of any terms contained in this agreement.
5. 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.
6. 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 7<sup>th</sup> day of the every month in advance 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 a general store and snacks counter as specified above and shall not utilize the said portion for residence or any other 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 authorized by it to inspect the demised portion at all reasonable hours of the day.

8. 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 as applicable.

THE LESSOR HEREBY COVENANTS AS UNDER:-

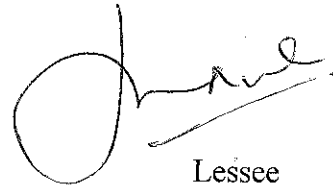
1. The Lessor shall pay the property taxes pertaining to the leased premises.
2. The Lessor agrees not to cause any hindrance to the Lessee in the enjoyment of the demised portion provided the Lessee observes all the covenants without defaults as specified above.
3. The Lessor agrees to allow the Lessee 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.

DESCRIPTION OF THE DEMISED PORTION.

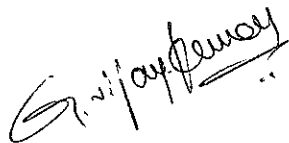
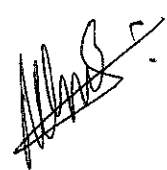
All that portion of the shop admeasuring about 830 sft on the ground floor consisting of the shop situated in phase II, in the residential villa project known as Silveroak Bungalows situated at Sy. No. 291, Cherlapally, Hyderabad – 500 051, having a super-built area of about 830 sft more particularly marked in red in the plan enclosed herein, bounded by

North By : Bungalow No 268  
South By : Open area  
East By : Bungalow No 250  
West By : Road

In witness whereof the Lessee and the Lessor have signed these presents on the date and at the place mentioned above.

  
Lessee

WITNESSES:

1. 
2. 

  
Lessor

