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U 801255

Sl.No. 3007 Dt: 19-04-2011 Rs.100/-
Name : Santosh
S/o.Shankar
For Whom : M/s.Greenwood Estates

K.SATISH KUMAR
Licenced Stamp Vendor
LIC.No.15-18-013/2000
REN.No.15-18-016/2009
H.No.5-2-30, Premavathipet (v)
Rajendranagar Mandal,
Ranga Reddy District.
Ph.No.9849355156

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LEASE AGREEMENT

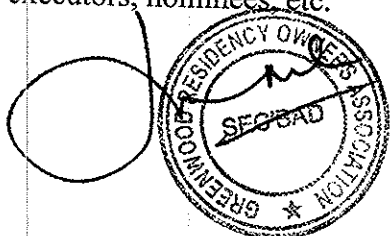
This Lease Agreement executed at Secunderabad on this the 23rd day of April, 2011 by and between:

M/s. Greenwood Residency Owners Association, a registered society having its office at Greenwood Residency, bearing Sy.No. 202 to 206, Kowkooor, Bolarum, Secunderabad- 500 010 represented by its secretary Mr. Soham Modi herein after referred to as the LESSOR.

AND

M/s. Jhansi Tele Media Pvt. Ltd., having its registered office at Plot No. 1, II Floor, Venkat Reddy Colony, Sikh Village, Secunderabad - 500009 represented by its CEO Shri V. Nagarjuna Reddy (V. Nagender), S/o. Shri Ragav Reddy herein after referred to as the LESSEE.

The term LESSOR and LESSEE referred to above shall mean and include all their heirs, successors-in-interest, assignees, legal representatives, administrators, executors, nominees, etc.



(Signature)

WHEREAS the LESSOR is the absolutely authorized to give on lease about 100 sft space situated on the stilt floor of C block at Greenwood Residency bearing Sy. No. 202 to 206, Kowkooor, Bolaram, Secunderabad – 500 010.

The LESSEE has agreed to provide services related to BSNL, Airtel, Reliance, Voda Phone and Cable TV etc., to the occupants of Greenwood Residency as per the terms and conditions mentioned in the letter dated _____ between the LESSOR and LESSEE. Accordingly, the LESSEE has requested the LESSOR to grant on lease the above referred office space and the LESSOR agreed to give on lease vide letter dated _____ on the terms and conditions specified as hereunder:

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 100 sft space situated on the stilt floor of C block at Greenwood Residency bearing Sy. No. 202 to 206, Kowkooor, Bolaram, Secunderabad-500 010 more particularly described at the foot of this document, on the following terms and conditions.

1. The LESSEE shall pay a rent of Rs. 500/- (Rupees Five Hundred Only) per month exclusive of water & electricity consumption charges and subject to the clause pertaining to the enhancement of rent contained hereunder.
2. The lease shall be for a period of three years commencing from 23rd day of April, 2011. This agreement of lease between the said LESSOR and the said LESSEE can be terminated by the LESSEE with an advance notice of six months.
3. 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.
4. 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 7th day of the succeeding month 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 its office including its associated companies in the group but shall not use the said portion for residence or any illegal activity. The activities of the LESSEE are strictly confined to the activities mentioned in the letter dated _____ referred to above.
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 enhance the rent by 5% at the end of every year on the then existing rent.
8. The LESSEE shall permit the LESSOR or anyone authorised by it to inspect the demised portion at all reasonable hours of the day.
9. 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

WITNESSES:

1. A. S. Reddy (Signature)
- 2.

(Signature)
LESSEE

