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4 JUN 2011

AR 648921

Sl. No. 34009 Date 04/06/2011 Rupees 100/-

KODALI RADHIKA

Sold to Ramesh

Licensed Stamp Vender

S/o W/o D/o N. Subrahmanya Reddy

Lic No. 16/7/023 of 2011

For Green World Estates

Ren No. 15/2010 31 12 2013

G-6, Kubera Towers, Narayanaguda, Hyderabad-500 029.

Ph.No. 9866378260, 9440090826

LEASE AGREEMENT

This Lease Agreement executed at Secunderabad on this the 1st day of July, 2011 by and between:

M/s. Greenwood Residency Owners Association, having its office at Sy. No. 202 to 206, Kowkur, Hyderabad- 500 010, represented by, its Secretary Mr. Gaurang Modi S/o. Jayanthi Lal Modi, aged about 42 years and its Treasurer Mr. Soham Modi, S/o. Satish Modi aged about 41 years hereinafter referred to as the LESSOR.

AND

1. Mrs. E. Hima Bindu W/o. E. Venkat Reddy, Age 30, R/o. Flat No.C-129, Sy.No.202 to 206, Greenwood Residency, Kowkur, Ballarum, Secunderabad - 500 010.
2. Mrs. Subhra Mohanty, W/o Soumik Mohanty, Age 27, R/o Flat No. C-122, Sy.No. 202 to 206, Greenwood Residency, Kowkur, Bollarum, Secunderabad - 500 010.

Herein after jointly referred to as the LESSEE.

The terms LESSOR and LESSEE hall mean and include whenever the context may so require its successors-in-interest, nominees, assignees, legal heirs, representatives, administrators, executors, etc.

For Greenwood Residency Owners Association

For Greenwood Residency Owners Association

*[Signature]*  
Treasurer

*[Signature]*  
President/Secretary

WHEREAS the LESSOR is an Association run by the elected/founding members of the owners and residents of flats (members of the Association) in the project known as Greenwood Residency situated at Sy. No. 202 to 206, Kowkur, Secunderabad – 500 010. The Association is a non-profit body created with the sole purpose to provide and maintain amenities and services for the benefit of its members. A clubhouse with several amenities including a space for one shop forming a part of entire residential complex is made for the enjoyment of its members.

- A. The Association and its members are desirous of giving on lease the shop in the clubhouse to such a LESSEE who is willing to establish and run a basic general store along with the snack counter for the members of the Association. Basic provisions of day to day use must be provided. Operating hours of the store should be reasonable and convenient to the members of the Association.
- B. WHEREAS the LESSOR is absolutely authorized to give on lease or license the shop situated on the first floor, of the clubhouse in the residential project known as Greenwood Residency having its office at Sy. No. 202 to 206, Kowkur, Secunderabad– 500 010, having a built area of about 478 sft. The LESSEE has requested the LESSOR to grant on lease the shop and the LESSOR agreed to give on lease on the terms and conditions specified as hereunder:
- C. 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 shop situated on the first floor, of the clubhouse in the residential project known as Greenwood Residency having its office at Sy. No. 202 to 206, Kowkur, Secunderabad– 500 010, having a built area of about 478 sft more particularly described at the foot of this document, on the following terms and conditions.

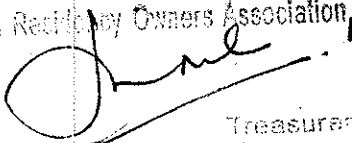
THIS LEASE AGREEMENT THEREFORE WITNESSETH AS FOLLOWS:

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.

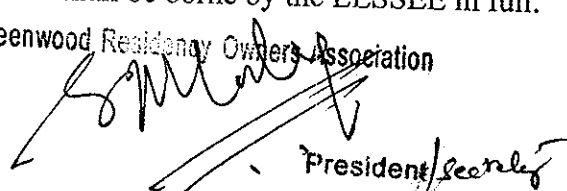
| Sl. No. | Period                  | Rs. Per sft | Rate    |
|---------|-------------------------|-------------|---------|
| 1.      | 1.08.2011 to 30.06.2012 | @ 3/-       | 1,434/- |
| 2.      | 1.08.2012 to 30.06.2013 | @4/-        | 1,912/- |
| 3.      | 1.08.2013 to 30.06.2014 | @5/-        | 2,390/- |
| 4.      | 1.08.2014 to 30.06.2015 | @6/-        | 2,868/- |
| 5.      | 1.08.2015 to 30.06.2016 | @7/-        | 3,346/- |

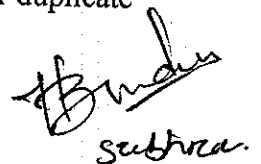
2. The lease shall be for a period of five years commencing from 1<sup>st</sup> day of August, 2011. This agreement of lease between the said LESSOR and the said LESSEE can be terminated by the LESSEE with an advance notice of three months. The LESSEE shall have a right to renew the lease for the further period of 5 years with an yearly increase of 10% on the then existing rent.
3. The LESSEE agrees to keep the general store and snack counter operational for atleast 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 this agreement.
4. The LESSOR shall be authorized to terminate the lease with an advance notice of 15 days only 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.

For Greenwood Residency Owners Association

  
Treasurer

For Greenwood Residency Owners Association

  
President/Secretary

  
Subra

THE LESSEE HEREBY COVENANTS AS UNDER:-

7. 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.
8. 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.
9. The LESSEE shall keep the demised portion in a neat and habitable condition.
10. The LESSEE shall carry out all minor repairs and regular maintenance by way of colour wash etc, at its own cost.
11. 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.
12. The LESSEE shall not sub-let any portion of the premises or transfer the rights under the lease in favour of anyone.
13. The LESSEE shall permit the LESSOR or anyone authorised 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 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:-

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 furnitures and fitting or 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 consisting of one shop situated on the first floor, of the clubhouse in the residential project known as Greenwood Residency having its office at Sy. No. 202 to 206, Kowkur, Secunderabad- 500 011, having a built area of about 478 sft bounded by.

North By : Open to sky  
South By : Stair case & Lobby  
East By : Open to sky  
West By : Library

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

WITNESSES:

1. *A S Reddy*

2. *MS*

LESSEE NO. 1  
*B. Srinivas*

*S. Srinivas*  
LESSEE NO. 2  
For Greenwood Residency Owners Association

*[Signature]*  
Treasurer  
LESSOR (TREASURER)

For Greenwood Residency Owners Association

*[Signature]*  
President  
LESSOR (SECRETARY)