

LEASE DEED

This **DEED OF LEASE** made and executed at Hyderabad on this the 14th day of May, 2022 by and between:

Mrs. Rita Kanth W/o K.V.Chandrakanth, aged about 63 years, Occupation: Housewife R/o. H.No.12-2-830/7, Mehdipatnam, Hyderabad, Telangana State - 500028.

[Herein after called the “Lessor” which term shall unless repugnant to any law in force shall mean and include her legal heirs, representatives, successors, assignees, nominees etc.,]

IN FAVOUR OF

Mr. Abdul Hafeez S/o Abdul Khader, currently residing at H.No.12-2-280/A/1, Zeba Bagh, MuradNagar, Hyderabad Telangana State - 500028.

[Herein after called the “Lessee” which term shall mean and include his legal heirs, representatives, successors, assignees, nominees etc.,]

WHEREAS the Lessor is the absolute owner and possessor of the mulgi bearing Municipal No.12-2-831/k/1 situated at Mehdiapatnam, Hyderabad, admeasuring 80 Sq Ft hereinafter referred to as demised premises.

AND WHEREAS the lessee has approached the lessor for obtaining the demised premises on lease for running a Battery Shop.

AND WHEREAS the lessor herein has agreed to let out the demised premises on lease on the terms and conditions set out in this deed.

NOW THIS DEED OF LEASE WITNESSETH AS FOLLOWS:

1. The lessor hereby agrees to let out the demised premises bearing municipal no 12-2-831/k/1 admeasuring 80 SQ FT situated at Mehdiapatnam Hyderabad to the lessee who has agreed to take the same on lease.
2. The lessee hereby agrees to pay an amount of Rs.7400/- (Rupees Seven Thousand Four Hundred only) being the monthly rent. The same shall be paid in advance on or before the 16th of every tenancy month.
3. The tenancy has commenced from the 14th of May 2022. The lease shall initially be for a period of 11 months which term may be further extended for a further period of 11 months with the mutual consent of both the parties.
4. The monthly rent shall be exclusive of electricity charges. The electricity charges shall be paid by the lessee. The lessee shall surrender the original receipts after the payment of electricity charges to the lessor.
5. The lessee shall keep the demised premises in a neat and habitable condition and shall attend from time to time to all repairs, white washing etc., in respect of the demised premises at his own cost.

6. The lessee shall not affect any alterations, modifications or additions to the demised premises so as to materially impair the value and utility of the premises without the written consent of the lessor. The lessee also undertakes not to cause any nuisance of any sort in respect of the demised premises. At the time of termination of lease, the lessee shall carry out the necessary repairs to the demised premises at his own cost.
7. The lessee shall use the demised premises only for the purpose of running the business of a New Battery Sale Shop. No type of Service-Work shall be done in the shop premises.
8. The lessee undertakes not to stock or use any inflammable substances like kerosene, gas, gas-cylinder, fire crackers etc., which would occasion any form of danger to the demised premises. The lessee agrees that while closing the shop daily, the electricity mains will be switched off.
9. In the event of the lessee failing to pay the rent consecutively for a period of 2 months, he shall be deemed to be a wilful defaulter and shall be liable to be evicted from the demised premises.
10. The lessee undertakes that he shall not sub-let or part with the possession of the demised premises or any portion thereof to any other person.
11. The lessee shall allow the lessor at any reasonable time to enter and inspect the demised premises.
12. The lessee herein undertakes not to use the demised premises for a purpose other than for which it was obtained by him without the written consent of the lessor.
13. In case of breach of any one of the conditions of the lease, the lessor herein will be entitled to get evicted the lessee from the demised premises by issuing two months of notice in writing.

14. If before the expiry of the term of the lease any party chooses to terminate the lease, such party shall give a notice of two months intimating the same in writing to the other party. If the lessee fails to do so, the lessor shall be entitled to forfeit the rental deposit.

SCHEDULE

All that mulgi bearing municipal no.12-2-831/k/1 situated at Mehdiapatnam, Hyderabad, Telangana admeasuring 80 Sq Ft, bounded by:-

North: Passage to Premises bearing no. 12-2-831/k/1

South: Passage to Premises bearing no. 12-2-831/k

East: 30 Feet wide Road

West: Premises bearing no.12-2-831/k

In witness whereof the parties above named have hereunto set their hands and signed this deed after reading & understanding it at Hyderabad on this the 14th day of May 2022.

LESSOR

LESSEE

Witnesses:

1.

2.