**RENTAL AGREEMENT**

This agreement is made and executed on this date **1st January 2021** at Hyderabad by and between:

**Mr. MOHAMMED YAHIYA MUNEER, S/o. Mr. FAIZ MOHAMMED,** aged about 38 years, Occ: Business, H.NO..8-2-612/1, Banjara Hills, Road No.10, Hyderabad, Telangana State - 500034

(Hereinafter called the **LANDLORD** which term shall unless repugnant to the context of meaning whereof, mean and include all his successors in interest, administrators, executors, and assignees of the ONE PART)

**AND**

**Mr. POTLAPATI HARSHAVARDHAN REDDY,** S/o. P. Madhusudana Reddy, aged about 26 years, R/o. Flat No.103, 1st Floor, Sri Sai Green Court apartments, Madhavaram Nagar Colony, Kukatpally, Hyderabad, Telangana State - 500072

(Hereinafter called the **TENANT**, which expression unless repugnant to the context shall include his heirs, successors, administrators, assigns, executors, nominees of the SECOND PARTY)

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WHEREAS the landowner is the absolute owner of the Premises consisting of Ground Floor and of the premises bearing **Plot No.58, HIG-A, Sy.No.132, Ground Floor, (Eastern Side Shop) situated at APHB colony, DLF road, Gachibowli, Serilingampally, Hyderabad, Telangana State - 500032**.(hereinafter referred to as the schedule property)

Whereas, the TENANT has approached the Landlord to let the above said schedule property i.e. **Shop admeasuring 269 sft** on a monthly of **Rs. 30000/-** (Rupees thirty thousand only) for the purpose of business is the said premises the landlord accepted the same on the said rent under the following terms and conditions:

**NOW THIS RENTAL AGREEMENT FURTHER WINTESSES AS UNDER:**

1. That the Tenant has agreed to take on the rent and landlord has agreed to give on rental bases, premises consisting of Ground Floor and of the premises bearing **Plot No.58, HIG-A, Sy.No.132, Ground Floor, (Eastern Side Shop) situated at APHB colony, DLF road, Gachibowli, Serilingampally, Hyderabad, Telangana State – 500032**
2. That the monthly rent is fixed Rs. **30000/-** (Rupees thirty thousand only) for the premises and the same shall be paid by the Tenant on or before 5th date of every English calendar month, and this agreement is initially for the period of **One (1) year**. The rent shall be **enhanced by 5% every renewal of year.**
3. The Tenant has paid a sum of Rs. 1,50,000/- (Rupees One Lakh Fifty Thousand only) Cheque NO ……………………… DT: ……………… of ………………………………………………towards interest free advance security deposit with the landlord and the landlord hereby admit and acknowledge the receipt of the same.
4. That the said deposit amount is refundable to the Tenant at the time of termination of this Rental Agreement subject to deduction of arrears of rents, damages etc. if any and the said shall not carry any interest.
5. That the Tenant has obtained the schedule property for the commercial purpose and setting and running business in the name and style of **M/S. LA PREZZO WOODFIRE PIZZA** and he should not use the same for any other purpose.
6. The landlord with the mutual consent of both the parties agreed monthly rent basis for the period of 11 Months commencing from **1st day of January 2021** tentatively locking period of 6 Months.
7. Lock in period means if Tenant terminates the agreement, he has to pay 6 months rent. As rent shown in agreement.
8. That the Tenant shall pay the consumption charges for electricity, water etc. not indulge in any kind of electricity malpractices/tampering with electricity meter and in such an event the tenant is solely liable to face the legal consequences including payment of fine, penalty etc., but the landlord is not liable to face the legal consequences in anyway.

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1. That if the Tenant fails to pay the rents consecutively for a period of 3 Months, he the landlord can take the possession of the shop without any notice to the Tenant. Tenant shall be terminated as willful defaulter and he shall be liable to be evicted from the let our premises. Tenant has to pay 6 Months lock in period rent amount.
2. That there is no water facility in the said shop, if the tenant requires the water, he should bring the water through tanker from his expenses, Owner is not responsible for the same.
3. That the landlord has agreed to pay the property tax.
4. That the Tenant shall always maintain the premises in a neat, good, and habitable condition and shall allow the landlord or his agents to inspect the premises at all reasonable times.
5. That the Tenant shall have no right to sub-let the schedule property to any other third parties under any circumstances. That the Tenant will yield up the peaceful and vacant possession at the end of the Tenancy in the same clean state and condition as it was in the beginning of the Tenancy.

IN WITNESS WHEREOF the landlord and tenants herein put their signature on this day, month and year first mentioned above in the presence of the following witnesses.

**WITNESSES:**

**1. LANDLORD**

**(MOHAMMED YAHIYA MUNEER)**

**2. TENANT**

**(POTLAPATI HARSHAVARDHAN REDDY)**