

Phone No:  
Sold To/Issued To:  
TGSPDCL  
For Phon/ID Proof:  
TGSPDCL



DEF-03-2024 10+46+30

₹ 0000100/-

ZERO ZERO ZERO ZERO ONE ZERO ZERO

Indemnity Bond  
30152381725086796111-00238519  
3015238 07/2012

### INDEMNITY BOND

1. This Deed of Indemnity Bond executed this day 10<sup>th</sup> of the September, 2024, By Chinni Krishnan Kishore W/o, S/o, D/o. C. Srinivasulu

Herein after called the "EXECUTANT" who is on occupier of the premises in favour of the Southern Power Distribution Company of T.S Ltd., (Hereinafter called the Company) having its Distribution office at Saleem nagar

2. Whereas the Executants, has purchased and occupied the premises No. Coffee Shop Ajlsale nagar Located at Hyderabad . 500036

3. Whereas he/she has requested the company for supply of Electricity to the above premises and he has paid the necessary charges there for as per the rules in force and the company has also agreed to effect supply to the said premises.

4. Now there it is hereby agreed between the parties as follows:-

The executants agrees that in the event of the real owner of the premises or his legal heirs of dependents or any one claiming through or under his raising any objections in regard to giving the electricity services connection to the above premises and in the event of the company being made liable to pay any costs or compensation within one week on demand by the Company.

In the event of initiation and issue of proceedings under any law for eviction of consumers from the premises to which supply was given, power supply shall be ordered to be disconnected by the Superintending engineer / operation, as authorized as per clause 42.1 of terms and conditions of supply and installations and equipments shall be removed and such action shall not be liable to questioned as breach of agreement in a Court of Law.

IN WITNESSES thereof the executants here by set his hand on the day above written.

WITNESSES

1. Mahender
- 2.

EXECUTANT  
C. Krishnan



తెలంగాణ తెలంగాణ TELANGANA

Trans Id: 240229160615311032  
Date: 29 FEB 2024, 04:08 PM  
Purchased By:  
BILSHAPATHI  
S. MUTHYALA  
R. HYDERABAD  
For Whom  
M.S. PRAKASH ARTS PVT. LTD

BC 577231

VADARSH KUMAR  
LICENSED STAMP VENDOR  
Lic. No. 11/2010  
Ren. No. 01/2022  
1-2-137 TO 154, 94, MINERVA  
COMPLEX, S.D. ROAD,  
SECUNDERABAD - 500003  
Ph: 9246888602

### LEASE DEED

This Lease Agreement is made on this 01<sup>st</sup> of March 2024 in Hyderabad between

M/s. Prakash Arts Private Limited a company registered under the Companies Act, 1956 and having its Registered office at H.no: 3-6-473/1, street no: 5, Himayatnagar, Hyderabad - 50029 represented by its Chief Operating Officer, Mr. H.V. Surendranath S/O Late H.V. Krishnaiah hereinafter referred to as the LESSOR (which expression shall unless excluded by or repugnant to the context be deemed to include their successors, legal heirs, administrators, executors and assignees) of the one part

AND

Siva Group Door No 6-1-585/B/1/12, Maruthinagar, Khairatabad, Hyderabad - 500004 represented by Mr. Chinni Krishna Kishore (PAN No: AHTPC8755G) hereinafter referred to as LESSEE (which expression shall unless excluded by or repugnant to the context be deemed to include their successors, legal heirs, administrators, executors and assignees) of the other part

M.S. PRAKASH ARTS PVT. LTD.

Chief Operating Officer



AND WHEREAS THE LESSEE has approached the LESSOR for the Lease of the space for establishment of the Mini food courts on foot path at Bus Bay, Dilsukh Nagar, AC Bus shelter (hereinafter referred to as the "said premises"), which is owned by the LESSOR and which is described along with the fixtures and fittings fitted in the described in the schedule annexed hereto.

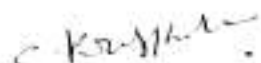
AND WHEREAS THE LESSEE has agreed to lease of the said premises, from the LESSOR for the period of 11 months upon the terms and conditions hereinafter mentioned.

**NOW THIS DEED WITNESSETH AS FOLLOWS:**

1. That in consideration of the rent hereby referred and of the covenants and conditions herein contained and on the part of the LESSEE to be observed and performed the LESSOR agrees to let out and the LESSEE agrees to take on lease at Bus Bay, Dilsukh Nagar, AC Bus shelter, Which is owned by the LESSOR on BOT basis from GHMC and which is more particularly described in the schedule hereunder written together with all fixtures and fittings that would be installed by the Lessor at its own Expense and cost, the Lessee is only required to take care of the consumables, power bills, manpower, crockery and other running costs. All the fixed assets would be provided by the Lessor hereinafter called the said premises for a period of 11 months w.e.f. from 1<sup>st</sup> February 2024 with an automatic renewal, unless the Lessor objects for the renewal, subject to the terms and conditions hereinafter provided.
  
2. (a) That the LESSEE agrees to pay to the LESSOR for the said premises a rent of Rs. 30,000/- (Rupees Thirty Thousand Only) per month. The monthly rent is to be paid "by 7th of every month subject to tax deduction at source as applicable and the GST as far as applicable."
  
- (b) The LESSEE occupying the said premises shall pay for the Electricity (Power & Light), water or any other charges in respect of the supply of electricity and municipal taxes to the extent applicable, Insurance cost for the Leased premises, on the basis of the actual consumption or on the extent applicable basis on the receipt of the bills, directly to the LESSOR.

For PRAKASH ARTS PVT LTD

  
Chief Operating Officer



3. That the LESSEE has paid to the LESSOR Rs. 1,80,000/- (Rupees One Lakh eighty thousand Only) through online on 26.02.24 as interest free security deposit which shall be refunded back to the LESSEE after handing over the physical vacant possession peacefully of said property, after adjusting for electricity or any other outstanding (if any), damage, breakage, or losses of the said premises normal wear and tear excepted.
4. That the LESSEE is not permitted to mortgage, sub-let, and assign of part with the possession of the said premises leased out to him. The Lessor if he thinks fit can fix advertisement board inside the food court premises and can advertise for his clients, and also can propose the items of his choice which should be sold by the lessee in his food courts. The Lease shall stand terminated if there is any change in the ownership
5. That the tenant shall use the property for running a Mini Food court purpose only and shall not commit any offence in the said premises.
6. That the tenant/second party is not permitted to make any type of additions or alterations which are permanent in nature, in the said premises without obtaining written consent from the owner(s)/first party. That the tenant/second party shall be liable and responsible for all of any type of damage, breakage of losses in the said premises during the tenancy period. Normal wear and tear excepted.
7. That subject to the LESSEE abiding by the terms herein contained, the LESSOR shall allow the LESSEE to use and enjoy quietly and peacefully, the said premises during the terms of the lease without any interruption from the LESSOR or any other person claiming under them.
8. That at the time of occupation the LESSEE shall see that all Furniture, electricity and other fittings and fixtures are in perfect order and shall be responsible to restore them in the condition in which they have been taken over.

For PRAKASH ARTS PVT LTD

Chief Operating Officer

10/2/24



9. That the LESSEE shall allow the LESSOR or their authorized agent to enter the said premises with prior notice and during reasonable time for the repairs, inspection, and verification of the records.

10. That all the major repairs (if required) to the said premises will be done by the LESSOR as and when required. Minor repairs regular maintenance /replacement of the said premises will be carried out by the LESSEE at his own cost.

11. That in case any mis-happening or incident in the premises caused by the Lessee, lessee will be fully responsible, in case of any damage, lessee will have to pay for the repair for the same. If the mis-happening or incident in the premises caused by the Lessor default, Lessor will be fully responsible, in case of any damage.

12. That the LESSOR shall have right to evict the LESSEE for breach any of the condition mentioned in this deed without prejudice to this right to realize arrears of rent, other bills, electricity bill, if any remaining unpaid.

13. The LESSEE or his authorized agents shall acknowledge and give valid and duly recorded receipt by every month for all the Receipts and payment received, the Lessor can get the periodic audit of the books of the lessee to ascertain the incomes, all the taxes to be paid by the Lessee would be his own liability in lieu, VAT, Service Tax, municipal taxes, etc. In case the Lessor finds that the lessee has fabricated any receipts then the lessee would be liable to pay 200% penalty.

14. That the Lessor shall have the right to terminate the lease at any time by giving at least 120 days prior notice in writing and on the expiry of the said 120 days, the lease shall have been ceased to operate.

15. Failure on the part of the LESSEE to honor the above terms and conditions and dishonoring of the rental or security amount will constitute the reasons for termination of this lease.

For PRAKASH ARTS PVT LTD

Chief Operating Officer

16. That in case of LESSEE does not vacate and hand over the vacant physical possession of the demised premises to the LESSOR upon the expiry of the term hereunder granted, or sooner determination thereof, then in that event, the LESSEE shall be liable to pay liquidated damages at the rate of Rs.10,000/- (Rupees Ten Thousand Only) per day towards damages for use and occupation of the premises to the LESSOR (over and above the rent amount) who shall receive the same without prejudice to the LESSORS right and remedies as may be upon to the LESSOR to have the premises vacated.

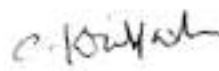
17. The Lessee shall obtain all the relevant trade license from the Municipal corporations for operation of the mini food courts under FSSIA licenses as applicable.

18. All electrical appliances and furnishing being provided by the LESSOR is in serviceable condition. Improper use/negligence resulting in damage will entail expenditure by the LESSEE in terms of repair charges by authorized service representatives.

19. In case of any dispute arising out of this Lease Agreement only Hyderabad Court shall have the jurisdiction.

IN WITNESS WHERE OF the parties hereto have executed these presents at Hyderabad on this day, month and year first above written in the presence of:

LESSOR  
For PRAKASH ARTS PVT LTD

  
LESSEE

  
Chief Operating Officer  
WITNESSES:

1.

2.

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

CHINNI KRISHNA KISHORE

SREENIVASULU CHINNI

24/06/1982

Permanent Account Number

AHTPC8755G

*C. Krishna Kishore*

Signature



25042007





భారత ప్రభుత్వం  
Government of India



చిన్ని కృష్ణ కిశోర  
Chinni Krishna Kishore  
పుట్టిన తేదీ/DOB: 24/06/1982  
పురుషుడు/ MALE

4205 7016 0922

VID : 9109 1881 8469 0174

నా ఆధార్, నా గుర్తింపు



భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ  
Unique Identification Authority of India

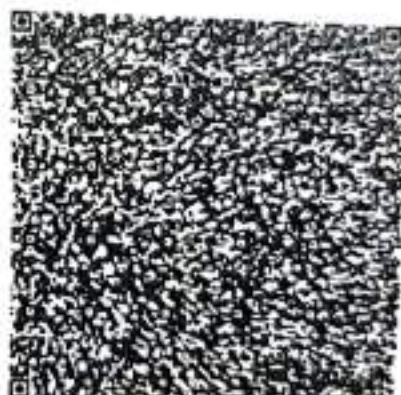


చిరునామా:

S/O సి కృష్ణవాసులు, E-0-585/B/1/12, మారుతి  
నగర్, ఖైరతాబాద్, హైదరాబాద్,  
ఆంధ్ర ప్రదేశ్ - 500004

Address:

S/O C Srinivasulu, 6-1-585/B/1/12, Maruthi  
Nagar, Khairatabad, Hyderabad,  
Andhra Pradesh - 500004



4205 7016 0922

VID : 9109 1881 8469 0174



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help@uidai.gov.in



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