



తెలంగాణ తెలంగాణ TELANGANA
Sl.No. 8188 Date 20/02/2019
Sold to Suresh Samat
S/o W/o Kishan Das Samat
For whom P. Ananth Reddy

8- R 902321
BODA RAM KUMAR
LICENCED STAMP VENDOR
L.No. 16-06-013/2018
#1-6-108, Flat No. 406, Gharonda Veera Apts.,
Padmarao Nagar, SECUNDERABAD.
Cell: 9059293668

RENT AGREEMENT

This Agreement is executed at Hyderabad in this 20th February 2019.

BETWEEN

Mr. M.ANANTH REDDY, S/O. Bal Reddy, Residing at 1-9-74/A, Pedda Thokatta, Bowenpally, Secunderabad- 500011 (Hereinafter called as "Landlord") of the **First Part**,

AND

Mr.SURESH SAMAT S/o. KISHAN DAS SAMAT, having its Registered office at Flat # 202, Devi Sharan Apartment, Plot No. 16, Sindhi Colony Begumpet Secunderabad 500003.(Hereinafter called the "**TENANT**") of the **Second Part**.

P. Ananth Reddy

Suresh Samat

The expression of both the parties wherever they occur in the body of this agreement, shall mean and include their respective heirs, executor's administrators, nominees and assigns.

WHEREAS the landlord is the owner of **8-2-82/7, PART 3,250 Sq.ft Warehouse** situated Backside MMR Garden, Old Bowenpally, Secunderabad-500011. Hereinafter Referred to as "**Landlord Premises**"

NOW THIS AGREEMENT WITNESSETH AS UNDER:-

1. **WHEREAS** the Second Part has approached to the First Part to let out the above said property for commercial purpose and that landlord is in position to let out the aforesaid property for renting and tenant is agreeable to accept the same for the commercial purpose.
2. The Land lord hereby grants to the tenant, the licenses permission to use and occupy the premises for the period of 3Years, commencing from **01-02-2019**, The agreement shall be renewed for such further period as maybe mutually decided between the parties hereto.
3. It is agreed that the monthly Rent Payable by Tenant to the Landlord shall be **Rs.71,500/(Rupees. Seventy One Thousand Five Hundred only)** for **3,250 Sft**. It shall be paid per month in advance. Subject to deductions of Income Tax at Source, as applicable under the provision of Income Tax.
4. Rent is subject is increased by 5% after every 12months (One Year). The said Rent amount shall be paid by Tenant on or before 10th day of each calendar month.
5. It is clarified that in addition of Rent stipulated herein, the tenant shall also have to pay the service tax as may levied from time to time during the subsistence of this Leave and Rental Agreement.
6. The period of tenancy above stated can be curtailed by tenant with a clear notice of 3months in writing to Landlord and Landlord shall also serve 3months notice in case of eviction of the said property to the tenant.

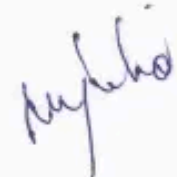
S. Ananth Reddy

S. Jauhar

7. The tenant has paid security of **Rs. 4,29,000/- of (Rupees Four Lakh Twenty Nine Thousand Only)** to the Landlord which shall be refundable after expiry of the tenancy period without interest Landlord and tenant in the presence.
8. Tenant shall use the rented premises only for commercial purpose i.e running of office-cum-godown.
9. Tenant shall not use the rented premises to carry out business in items like arm & ammunition, dangerous, materials, fire hazard-material, health-hazard material, material prohibited by Govt Law etc.
10. Tenant shall not sub-let any portion of the rented premises to any one else. Tenant is also not permitted to part with any portion of the rented premises to any one else by way of partnership etc.
11. Tenant shall keep the rented premises in good sanitary condition and the same shall be used after keeping in view of the agreement rules.
12. The Landlord at his own cost will carry out all major repairs to be rented portion.
13. That the Second Party shall permit the First Party or his/her authorized representative to enter upon said premises as and when necessary with the prior intimation to the Second Part. Witnesses given below have signed this Agreement :-
14. The First Part shall bear and pay the property tax on the demised premises.

WITNESSES:-

1 

2 

LANDLORD



TENANT

