



తెలంగాణ తెలంగాణ TELANGANA

Tran Id: 240605130317688370
Date: 05 JUN 2024, 01:05 PM
Purchased By:
KOSURI VIJAYA LAKSHMI
W/o K V S S VARA PRASAD VARMA
R/o KOMPALLY
For Whom
** SELF **

SUKANYA KYATAM
LICENSED STAMP VENDOR
Lic. No. 17-04-011/2023
Ren. No./New License
FLAT NO. 401, 5TH FLOOR,
BHAVANI RESIDENCY
POCHAMMAGADDA, NEAR
AASHRITHA HOSPITAL,
MEDCHAL, MALKAJGIRI
DIST. 50014
Ph 6301449929

RENTAL AGREEMENT

This Agreement of Lease Has Been Made at Hyderabad On 5th Day of June 2024
By and between:

Smt. KOSURI VIJAYA LAKSHMI (PAN: APEPK3614D & Aadhar # 2551 4934 4642)
W/o. Sri K.V.S.S.Vara Prasad Varma, aged about: 67 years, Occupation: House Wife; R/o.
House No: 3-99, Kompally, Gandimaissamma Mandal, Medchal- Malkajgiri District,
Secunderabad- 500014, State of Telangana,

Hereinafter called the OWNER, which term shall mean and include wherever the
context so requires or permits his heirs, nominees, executors, administrators and
assignees of the **FIRST PARTY/LESSOR**.

AND

M/s.DBEST CARS INDIA PRIVATE LIMITED (GSTRN: 07AAGCD0169C1Z1)
a company registered under the provisions of the Companies Act, 2013 and having

K. Vijaya Laxshmi

For DBEST CARS INDIA PVT. LTD.
Authorised Signatory

its registered office at Ground Floor, C -33, Lajpat Nagar, South Delhi, Delhi - 110024, represented through its Authorized Signatory Mr.Gaali Thyagarajulu Naidu, South Regional Manager hereinafter called the TENANT which term shall mean and include wherever the context so requires or permits its administrators and executors of the **SECOND PARTY/LESSEE**.

WHEREAS THE FIRST PARTY/LESSOR IS ABSOLUTE OWNER AND POSSESSOR OF ALL THAT LAND ADMEASURING AC.7-07 GTS.IN SY.NO.685, GUNDLA POCHAMPALLY VILLAGE, MEDCHAL MANDAL, MEDCHAL-MALAKGIRI DISTRICT, TELANGANA STATE AND WELL AND SUFFICIENTLY ENTITLED TO DEAL WITH THE SAID PROPERTY.

And whereas the SECOND PARTY/LESSEE is looking out for the property to the extent of 2 acres for the purpose of Parking Yard , Sales area and Repairing zone for the two wheeler/four wheeler/ other vehicles and approached the FIRST PARTY/LESSOR with a request to give the land of Ac.2-00 Gts. in Sy. No.685 out of the said property on lease.

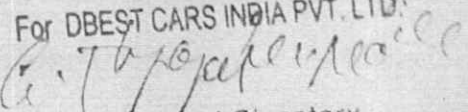
And whereas the LESSOR has agreed to grant to the LESSEE to make use of the land admeasuring Ac.2-00 Gts. (out of Ac.7-12Gts.) in Sy.No.685, situated at Gundlapochampally Village, Medchal Mandal & District, Telangana, more clearly described in the schedule hereunder and hereinafter referred to as "demised property" for the above mentioned activities established by the LESSEE on the mutual agreed terms & conditions between them. Now, the parties hereto desirous to reduce their mutually agreed terms in writing under this Lease Agreement.

NOW, THEREFORE THIS LEASE AGREEMENT WITNESSETH AS FOLLOWS:

1. That in consideration of the rent and the LESSEE covenants hereinafter contained, the LESSOR hereby demise unto the LESSEE all that Demised Property i.e., all that land admeasuring AC.2-00 GTS. IN SY.NO.685, GUNDLA POCHAMPALLY VILLAGE, MEDCHAL MANDAL & DISTRICT, TELANGANA STATE, more fully described in the Schedule hereto for a term of 11 months commencing from 01-06-2024, the day on which the LESSEE will be put in possession, paying thereof during the said term, the monthly rent of per acre Rs.70,000/- (Rupees seventy thousands only) which is exclusive of applicable G.S.T., electricity and water consumption charges

2. The LESSOR and LESSEE for better clarity and understanding, jointly confirm that the rentals and enhanced rentals payable for the demised property during the tenure of the lease are as under.

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S.No	Period of Lease	Monthly rent payable
1.	01-06-2024 to 30-04-2025	Rs.1,40,000 for 2 acres

3. That the LESSOR and the LESSEE hereby specifically agreed under this agreement that this lease shall be in force for a period of 11 months years w.e.f 01-06-2024 and expires on 30-04-2025. And on expiry of this lease, the LESSOR at his option may renew the lease for a further period on terms & conditions afresh as may be mutually agreed there upon by the parties.

4. The LESSOR will hand over the possession of the demised property to the LESSEE on 01-06-2024 and the payment of monthly rents will start from 01-06-2024.

5. That the lease is deemed to be commenced on and from the date of possession handed over to the LESSEE i.e., w.e.f. 01-06-2024 and shall be for a period of 11 months and on completion of the 11 months of lease period, the LESSEE shall vacate and hand over the demised property without any demur.

6. That the LESSEE by this day paid a sum of Rs.4,20,000/- (Rupees four lakh twenty thousand rupees only) to the LESSOR through Bank Transfer (RTGS), equivalent to Three months' rent towards interest-free refundable deposit and the LESSOR hereby specifically acknowledge the receipt of the same and the same shall be held by the LESSOR with him in trust during the term of the lease. The said security deposit shall be refundable by the LESSOR to the LESSEE free of interest simultaneously on the date of vacating and handing over the vacant possession of the demised property to the LESSOR on expiry or prior termination of this lease and execution of lease surrender documentation. The lessee shall pay all the arrears of rents, maintenance, electricity and other agreed charges up to date to the lessors and it is agreed between the parties that no adjustments shall be allowed from and out of the security deposit.

Details of Security Deposit

S No	Received Date	Ref No	Received Amount

7. That during the continuance of lease, the LESSEE shall pay to the LESSOR the monthly rents hereby reserved on or before 15th day of every English Calendar month in advance. The payment of Monthly rent shall be Subject to TDS as

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A. Thiruganesh

Applicable. The required TDS certificate will be issued by the LESSEE to the LESSOR as per Law. The LESSEE shall also pay the applicable G.S.T. and Education Cess as applicable to the LESSOR along with the monthly rentals.

8. That the LESSEE shall pay all electricity, water consumption charges in respect of the demised property as per the consumption on the basis of actual to the concerned authorities directly and all such payments shall be registered in the name of the LESSOR and the LESSEE shall handover such receipts of payments to the LESSOR from time to time.

9. That the LESSEE will use the demised property for the purpose of Parking Yard for the two wheeler/four wheeler/ other vehicles Sales area and Repairing zone. And the LESSEE shall not let out or sub-let all or any portion of the demised property to any outside entity. The LESSEE is liable to handover the possession of the demised property in original state except for normal wear to the LESSOR or his representative on expiry or earlier determination of this lease in terms of this agreement.

10. That the LESSEE shall not store any combustible material or other dangerous and hazardous substances and things which may jeopardize the safety of the demised property and shall maintain the environment in a congenial manner and no trash should be dumped at the drainages etc., and it should be cleared by the team of the LESSEE regularly.

11. That the LESSEE on expiry or otherwise on determination of lease shall deliver to the LESSOR or to his appointed nominee/s/successors-in-interest the vacant and physical possession of the Demised property.

12. That the LESSEE at its cost and own risk carry on its business as agreed under this agreement in the demised property. Further, the LESSEE at all times keep the LESSOR indemnified against all costs and claims and making good any loss or damage caused to the demised property arising out of their business transactions.

13. That the LESSEE shall not claim any other rights, title and or interest of whatsoever nature in respect of the demised property under this agreement and the possession shall always be of the LESSOR only.

14. That all the Rules Regulation, laws and by laws of the Municipal committee or any other local authority having jurisdiction over the property shall be complied with by the LESSEE.

15. That the LESSEE shall allow the LESSOR or his authorized representative to inspect the demised property at any time.

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[Signature]
Authorized Signatory

16. That the demised property shall not be used for immoral or illegal purposes. Nor shall any material prohibited under the Explosives substance Act, 1908 be stored in the demised premises.

17. That the LESSOR shall pay land tax/property taxes or any other statutory charges applicable pertaining to vacant land. The other charges related to LESSEE'S business shall be borne by LESSEE.

18. That the LESSOR shall allow the LESSEE to do the business in demised property in which the property can be used for parking of bank, private sector, corporate company Vehicles and all kinds of seized vehicles and all also used for storing machinery items, water washing and, services and not for any business which is prohibited in law.

19. That the LESSOR should provide in the demised property:

- (i) 4 side closed Boundaries;
- (iii) Water connection inside the demised property
- (iv) Leveled and hard land surface to Park Vehicles.
- (v) Electricity connection with Separate EB Meter.

20. That the LESSOR shall provide his consent to the LESSEE to obtain the necessary licenses and permissions from the Central and State Government, Corporation, Municipality and local authorities including police or any other statutory authorities, Pollution Department Fire services etc., necessary to carry out the business of the LESSEE and shall execute such no objection letter without any demur.

21. That if the LESSEE commits default in the payment of monthly rent for consecutive 2 months or if they commit any breach of the covenants under this lease or if the LESSEE indulged in any illegal activities in the leased property, the LESSOR is at liberty to terminate this lease by giving 30 days prior notice to the LESSEE.

22. That both the parties agreed that if anyone of the parties desires to terminate this lease before the expiry of the lease period, they shall give three months prior notice to the other part.

SCHEDULE OF THE PROPERTY

All that land admeasuring Ac.2-00 Gts. (out of Ac.7-07 Gts.) in Sy. No.685 situated at Gundlapochampally Village, Medchal Mandal & District, Telangana and bounded by;

K. Vijaya lakshmi

For DBEST CARS INDIA PVT. LTD.

[Signature]

Authorised Signatory

East by :

West by :

North by :

South by :

IN WITNESS WHEREOF, the parties hereto have unto set their respective hands,
the day and year first herein above written.

LESSOR

K. Vijaya Lakshmi

LESSEE

FOR DBEST CARS INDIA PVT. LTD.
[Signature]
Authorised Signatory

WITNESSES:

1) K. N. S. Murthy

2)