

THIS DEED OF SHOP LEASE AGREEMENT

executed at Chennai on 1st day of March 2024.

BETWEEN

Mr. _____ s/o. _____, aged about ____ years Hindu, presently residing at _____, _____-600000. _____ District, Tamilnadu (Aadhar no.7000 4000 5000), hereinafter called the “**SHOP OWNER**”, which term shall mean and include wherever the context so admits or permits his legal heirs, representatives, administrators, executors and assigns. Mobile. +91 _____ PAN no._____

AND

Mr. _____ S/o. _____ aged about ____ years currently residing at _____, _____, _____, _____-600000. _____ District, Tamilnadu (Aadhar no. 5200 0900 6000), hereinafter called the “**TENANT**” which term shall mean and include wherever the context so admits or permits the legal heirs, legal representatives, administrators, executors and assigns. Mobile. +91 _____, PAN no._____

WHEREAS the **OWNER** is the absolute owner of the property admeasuring an total extent of _____ sq.ft of land at survey no ____ and a building situated at _____, _____ -600000. _____ District, Tamilnadu, hereinafter referred as '**schedule property**'.

AND WHEREAS the **TENANT** has offered to take on rent, the said premises and whereas the **OWNERS** have agreed to rent the schedule mentioned property subject to the following terms and conditions: -

- 1) The shop rental agreement has commenced from **16-05-2022** and it shall be for a period of **ELEVEN** months till **16-04-2023**
- 2) The **TENANT** shall pay a monthly rent of **Rs.4000/-** (Rupees four thousand only) on or before 5th of every succeeding month.
- 3) This shop rental agreement stands cancel upon rent due for more than two months and the **TENANT** has to vacate the premise immediately within 15 days without any further written notice from the **OWNER**
- 4) The **TENANT** has paid to the **SHOP OWNER** an advance of **Rs.12,000/-** (Rupees Twelve thousand only) which will become refundable at the time of **TENANT** is vacating the premises after deducting arrears of Rent / Maintenance charges and Electricity charges, if any.

This advance amount will not carry any interest and will on no account be adjusted against rent

- 5) The shop is rented to the **TENANT** for the purpose of provision store, selling eatable items at retail or wholesale prices. No other activity is engaged other than described. The **TENANT** will ensure to acquire proper licensing and all required certificates from the government for running the shop
- 6) The **TENANT** shall pay the Electricity Bill every month with any advance or CC charges included in the bill amount

- 7) General sweeping or cleaning charges will be imposed if shop area is not kept neat and maintained clean
- 8) The TENANT shall not make any alterations in the shop without prior permission of the OWNER, any such fittings or construction works done in the shop, the same should be rectified to the original condition when vacating and handing over the shop to its OWNER
- 9) The TENANT undertakes to keep the original shop shutter keys or lock keys and the same shall be returned at the time of vacating the premises
- 10) Two months prior notice should be given by either side for vacating the premises or on early cancelation of this shop rental agreement
- 11) The TENANT shall on expiry or earlier termination of the rental agreement deliver vacant, peaceful possession of the schedule premises in as good as order the schedule premises were on the date of commencement of the agreement, normal wear and tear excluded
- 12) As per the new tenant act 2017, a double rent will be applicable if the TENANT did not vacate the premise after early termination of the shop rental agreement or on expiry of this 11 months agreement period or further not renewed the agreement
- 13) The TENANT agrees and permits the SHOP OWNER to disconnect the electric supply and water connection to the premise upon termination of the agreement period or if rent arrears any
- 14) That the TENANT shall not sublet or assign the tenancy in trust in the said portion under his occupation to any one or sublet the whole or part thereof to anyone
- 15) Not to do or suffer to be done in or upon the demised premises or other parts of the said building in common with other persons anything whatsoever, which may be or become a nuisance or annoyance to or in any way interfere with the quiet or comfort of the SHOP OWNER or other TENANTS and occupiers of the said building.

- 16) The TENANT shall permit the SHOP OWNER or his authorized representative to enter the premises for inspection at any time suitable to both parties as may be mutually agreed upon
- 17) The OWNER is not liable for any theft, loss, fire, destruction of any assets or properties of the TENANT kept in the premises and the TENANT shall take reasonable care of the same
- 18) The TENANT will repay the losses to the SHOP OWNER on any damage to the premise, electrical fittings, shutters or any amenities of the premise
- 19) Any dispute arises between two parties; the same shall be dealt under the new tenant act 2017 in the jurisdiction of the RDO even after the expiry of the agreement period
- 20) The SHOP OWNER hereby puts the TENANT in absolute possession and enjoyment of the portion let out to them on the above terms and conditions

It is hereby expressly agreed and declared that if the TENANT commits default in the payment of the monthly rents for a period of 2 months the SHOP OWNER shall notwithstanding the period of 11 months herein before stipulated for proceeding against the TENANT to evict the TENANT from the said portion more fully described in the schedule hereunder and to recover possession of the place and also the amenities provided and described.

SCHEDULE PROPERTY DETAILS:

HOUSE/SHOP RENTED BUILDING MEASURING _____ SQ.FT (Approximately), Ground floor with two side shutter and frontage 2 ft approximately, with parking area of 2 feet in front of the house/ shop covered by metal sheet. The common terrace is provided to the tenant for public use only.

IN WITNESS WHEREOF THE OWNER AND THE TENANT HAVE SIGNED THIS DEED OF LEASE ON THE —th DAY OF ----- 2022.

Signature of TENANT

Signature of OWNER

WITNESS:-

1.

2.