



தமிழ்நாடு தமில்நாடு TAMILNADU RS. 500/-
12425 HITECH ENGINEERING
21.8.2018 SOLUTION - UNIVERSE
SKILL TRAINING CENTRE
NALLAMPALLI

AE 207475
T. கமதி
வ. ஆ. அ. மு. வி.
தர்மபுரி, தமிழ்நாடு
உ. எண்: 5515/B1/2010-1

RENTAL AGREEMENT

This deed of Rental agreement made on this the 22 day of 08, 2018,
between S.JAYAPRAKASH S/O SHANMUGAM, 4/241,
SAVULURANKOTTAI, SESAMPATTI, NALLAMPALLI (TK)
DHARMAPURI-636807, (6006 6180 9466) hereinafter called the LESSOR
of the FIRST PARTY


FIRST PARTY


SECOND PARTY

And **HI TECH ENGINEERING SOLUTION – UNIVERSE SKILL TRAINING CENTRE** represented by **MANJUNATHAN S/O MURUGAN, 193, APPNAHALLIKOMBAL, LALIGAM (PO), NALLAMPALLI (TK), DHARMAPURI (DT) – 636804 (2734 3126 7524)** hereinafter called the **LESSEE** of the OTHER PARTY, witnesses as follows:

WHEREAS the Lesser has offered to let on lease of the House situate at **HI TECH ENGINEERING SOLUTION – UNIVERSE SKILL TRAINING CENTRE, SHANMUGA COMPLEX, SALEM MAIN ROAD, SAVULURAN KOTTAL, SESAMPATTI, NALLAMPALLI (TK), DHARMAPURI -636807** to the Lessee for the commercial accommodation on a monthly rent of Rs7500/- (Rupees Seven Thousand Five Hundred only) which offer has been accepted by the Lessee subject to the terms and conditions set out hereunder. The Lessee shall pay the fair rent of Rs.7500/- (Rupees Seven Thousand Five Hundred only) to the lesser on or before the 5th day of every month and acknowledge the receipt of the same.

- 1) The Lessee has paid Rs. 100000/- (Rupees One Lakh only) towards deposit which he agrees to take back free of interest when he vacates the premises and hand over the vacant possession in good condition.
- 2) The rental agreement is valid for the period of thirty six months (36) Months from this date of agreement 22-08-2018).
- 3) The Lessee occupies the said premises for the purpose of commercial.
- 4) Total constructed area around 3800 Sq ft. And land area around 5000 sq ft situated approximately 400 meters from the constructed premises.
- 5) The Lessee shall pay the electricity and water tax charges by them self to the concerned department or association during the period of tenancy. Also the lessee shall occupy the parking area 400 sq ft. In front of the premises.
- 6) The Lessee shall not make any additions, alterations in the said premises without the written consent of the lesser.
- 7) The Lessee if he desires to vacate the premises shall inform to the lesser in writing given 90 days prior notice.
- 8) The Lessee shall vacate and handover the premises on his being given 90 days prior notice in writing of the Less or's requirements of the premises.


FIRST PARTY


SECOND PARTY

- 9) The Lessee shall not sublet the premises let out to other persons.
- 10) The Lesser reserves the right to vacate the Lessee, even before the expiry of tenancy period, in case the Lessee commits default in payment of rent within the stipulated period.
- 11) The agreement can be extended for another period of Six months with mutual consent of both the parties, if the owner doesn't agree; the tenant shall vacate the premises and handover possession to the owner.

IN WITNESS WHEREOF the parties have hereunto put their respective hands on the day, month and year first above written.


FIRST PARTY


SECOND PARTY

Witnesses:

1.  (S/o Srinivas, Bangalore, B.A.B.)
Cell - 9443054502
2. M. Manimathu. (S/o Srinivas, Bangalore, B.A.B.)
Cell - 9715894778




1.12.2018
Ph: 282157
N. V. RAMANATHAN, B.A., B.L.,
ADVOCATE & NOTARY,