

भारतीय गैर न्यायिक

बीस रुपये

रु.20

Rs.20

TWENTY
RUPEES

INDIA

INDIA NON JUDICIAL

501 6000 2017

498

10.1.2018

SRI ASTRO TRAINING
SERVICES PVT LTD,
CHENNAI-600 110

47AB 551802

V. SUNDHARARAJAN

SVL No 3/B3/00

8 Sakthi Nagar, 2nd Street,
Choolaimedu Ch-94 Cell 9444065088

RENTAL AGREEMENT

This deed of Rental Agreement of tenancy executed in Chennai on this 10th day of January 2018.

BETWEEN

Mr. M.PANDIARAJA & M.SETHURAJA S/o. Mr.Manimuthu, residing at No.108, INTUC Nagar, 4th Street, Kathirvedu, Puzhal, Chennai-600 066 hereinafter called party of the first part 'BUILDING OWNER'.

AND

M/s. SRI ASTRO TRAINING SERVICES PVT.LTD, Chennai-600 110

represented by its Managing Director Mr. M.PANDIARAJA S/o.Manimuthu having registered office at No.5/6, Selvam Nagar, Ponniyammanmedu, 200 Feet Inner Ring Road, Near Retteri Junction, Chennai-600 110 hereinafter called party of the Second Part 'TENANT'.

For Sri Astro Training Services Pvt. Ltd.

M. P. Pandiaraja

Authorised Signatory

M. P. Pandiaraja
M. Sethuraja

WHEREAS the absolute owner of the premises bearing at **Training Centre No. 280/2, Ekkalmedu Village, Pudhuvoyal, Gummidipoondi Taluk, Thiruvallur District** has agreed to let out the premises to the party of the second part for Commercial use on a monthly rent Rs.18,000/- (Rupees Eighteen thousands only) on condition of this accepting to take on provided therein. And whereas the party of the Second part has agreed and will occupy the premises from 10.01.2018.

1. The Tenancy shall be in respect of premises bearing at **Training Centre No. 280/2, Ekkalmedu Village, Pudhuvoyal, Gummidipoondi Taluk, Thiruvallur District**
2. The premises will be used for only commercial purpose.
3. The monthly rent of the premises for Rs.18,000/- (Rupees Eighteen thousands only)
4. The tenancy for the period of 11 months commencing from 10.01.2018 to 09.12.2018 and the same is renewable for a further period as may be both parties in mutually agreed upon.
5. The Tenant has paid security deposit of Rs.1,80,000 /- (Rupees One lakh eighty thousands only) to the LANDLORD by cash and the said sum shall not carry any interest and shall be kept as security deposit till the termination of tenancy at the time of delivering vacant possession of the schedule mentioned property to the party of first part subject to deductions of arrears of rent and or amenities charges if any and also cost of any damages or loss caused to the schedule mentioned property by the party of the second part as a tenant under the party to the first part.
6. The Tenant should pay the rent regularly every month on or before 10th of English Calendar month.
7. The landlord is entitled to terminate the tenancy in case the Tenant if failed to pay the rent three months consecutive months weather demanded or not or commits any breach of the terms herein provided notwithstanding the fact that contractual period has not expired, in which even the TENANT shall vacate the building and delivery the peaceful possession of the demised property of the land lord.

For Sri Astro Training Services Pvt. Ltd.


Authorised Signatory




8. The second party shall have no rights of making any additions or structural modifications to the property let out to them without the written consent of the landlord.
9. That the tenancy shall be terminated either party by giving three months notice in writing prior to termination.
10. To pay the electricity charges consumed by the party of the second part in accordance with the meter reading every month at the rate of prevailing and charged by EB.
11. The party of the Second part has agreed not to carry on any offensive trade or prohibited business or works.
12. Not to store any combustible or explosive business which will be endanger the schedule mentioned premises or any portion thereof without out prior consent in writing of the party of the First part.
13. The landlord shall pay the property tax, water & sewerage tax and water consumption charges in respect of the property payable to the statutory authorities and shall not claim and share from the tenant occupying the schedule premises.
14. The party of the first part is not liable for any loan taken by the party of the second part in respect of business conducted therein.
15. The landlord is not responsible for any loans taken from "Any bank or Private Institution" for any purpose or any transaction thereon in their firm name or personally.

IN WITNESS WHEREOF the landlord and the tenant have set their respective hands on the day, month and year first above written.

WITNESS:

WITNESS:
1. S. K. Ramanujam
(S. K. R. IS HANCOCK OR OR)
%o, K. S. K. R. R. R. R. R.
36, SAT 30 TH, ADOT
KORATON R CH-80.

2. SG. in an gwan
K. R. PANDIAN

BUILDING OWNER

For Sri Astro Training Services Pvt. Ltd.

TENANT

Authorised Signatory