



தமிழ்நாடு தமில்நாடு TAMIL NADU

23 MAR. 2022

R. PARAMASIVAM

07AC 000176.

R. LAKSHMANAN  
STAMP VENDOR  
L. C. No: 6/772/B3/96  
No: 261, F V R ROAD  
AMINJIKARAI, CHENNAI 29



### RENTAL AGREEMENT

This deed of rental agreement executed at Chennai this 1<sup>st</sup> day of April 2022 by Mr. R. PARAMASIVAM, S/o. Mr. Ramasamy, Hindu, aged 77 years, residing at No.70, Ayyavoo Street, Shenoy Nagar, Chennai 600 030, hereinafter called the LESSOR;

AND

M/s. SRI DHANALAKSHMI ENTERPRISES, represented by its Proprietor Mr. PUSHPARAJ S/o. Mr. Kumar, residing at No.12, Ground Floor, 5<sup>th</sup> Street, T.P.Chatiram, Kilpauk, Chennai 600 010 (Aadhaar No.5645 6603 6560) carrying on business in the name of SRI DHANALAKSHMI ENTERPRISES hereinafter called the LESSEE;

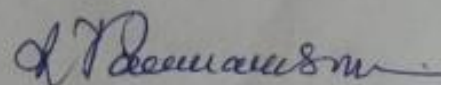
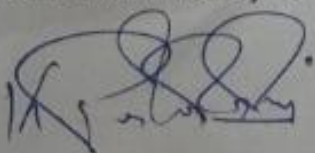
The terms Lessor and Lessee whenever the context to permit shall mean and include their respective heirs, and legal representatives, executors, administrators, assigns, witnesseth as follows:

WHEREAS the Lesasor is the absolute owner and possession of the land and building No.70, Ayyavoo Street, Shenoy Nagar, Chennai 600 030 and the Lessee herein has approached the Lessor to let out the portion in the ground floor rear side, facing WEST measuring about 250 sq.ft. in the above said premises, more fully described in the schedule hereunder for having their office carrying on business of Printer Cartridges Service & Sales, in the name of SRI DHANALAKSHMI ENTERPRISES and

WHEREAS the LESSOR has agreed to let out the same and the lessee has agreed to take subject to the terms and conditions set out hereunder.

NOW THIS DEED OF LEASE AGREEMENT WITNESSETH AS FOLLOWS:

1. That the tenanted portion shall be portion in the ground floor (rear side) facing WEST measuring 250 sq.ft. of the building situated at No.70, Ayyavoo Street, Shenoy Nagar, Chennai 600 030.
2. That the monthly rent and the charge for the amenities provided shall be at Rs.8,000/- (Rupees eight thousand only) should be paid by the Lessee on or before the 5<sup>th</sup> day of every succeeding month. After one year the rent will be Rs.9,000/-
3. That the lessee has this day paid a sum of Rs.80,000/- (Rupees eighty thousand only) by cheque No.033931 drawn on Canara Bank, towards rental advance to the Lessor, who has acknowledged the receipt of the above said sum towards advance and security deposit and ha this day delivered vacant possession of the portion covered under this tenancy agreement.
4. That the parties hereto mutually agreed that the rental advance and the security deposit shall not carry any interest and the same shall be returnable or adjustable at the time of termination of tenancy and delivering back the tenanted portion in good condition, after termination.
5. That the lessee shall not commit any default in payment of rents and charges for amenities and further the option shall be with the lessor to evict the lessee if the lessee commits any default in payment of rent and charges for amenities continuously for two months.





6. That the Lessee shall pay the electricity consumption charges and other charges for the said portion regularly.
7. That the lessee shall use the only premises in question strictly for their Printer Cartridges Service & Sales, in the name of SRI DHANALAKSHMI ENTERPRISES should not carry any other trade or business which are not agreed upon or against any statute.
8. That the lessee shall not cause any damages to the existing structure, nor shall they put up any new construction or addition or change the utility of the premises.
9. That the lessee shall not sublet or underlet the premises or any part thereof on any circumstances, nor shall they change the constitution of their partnership firm or its partners without the written consent of the lessor.
10. That the Lessor shall have the right of inspection during office hours.
11. That the Lessor shall pay the property tax to the premises in question.
12. That the period of tenancy shall be for a period of eleven months commencing from 1<sup>st</sup> day of April 2022.
13. That the lessee has agreed to pay an increased rent of Rs.9,000/- p.m. from the next tenure of the lease period.
14. That the lease agreement is renewable at the option of the Lessor at the termination of the lease.
15. That the desiring party shall cause two months notice to the other and terminate the lease and settle their respective accounts.

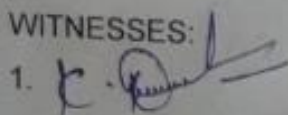
#### SCHEDULE

The portion facing west side in the ground floor (rear side) measuring 250 sq.ft. of the building situated at No.70, Ayyavoo Street, Shenoy Nagar, Chennai 600030.

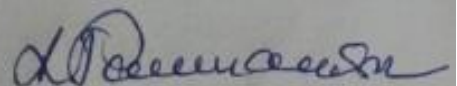
In witnesses whereof the parties hereto have signed their names on this day in the presence of witnesses:

WITNESSES:

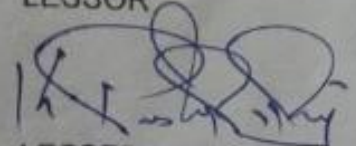
1.



2.



LESSOR



LESSEE