



தமிழ்நாடு தமில்நாடு TAMILNADU

18/4/2022

Vaishnavi, B  
Chennai 100.

BE 203462

M-Ganapathy - 18

M. GANAPATHY

STAMP VENDOR

L.No.14325/E/94

No.42, Velachery Main Road,  
Chennai-600042

### DEED OF LEASE

THIS DEED OF LEASE executed at Chennai on this 18<sup>th</sup> day of April 2022, between

**A. VASU**, SON OF Mr. AYYASAMY PILLAI aged about 54 years residing at Sri Gokul Nilayam, 7/15 Santhanam Street, Vgp Pushpa Nagar. Medavakkam Koot Road. Chennai-600100, hereinafter referred as **LESSOR** which expression shall mean an include their heirs, executors, administrators, legal representative and assigns of the **ONE PART**

and

**M/s. Intellecto Globel services** Represented by its proprietor **B. Vaishnavi**, daughter of Mr. S. Balaji, aged about 28 years residing at No.4-F2 Block, Poonguzal Block, 1<sup>st</sup> Cross Perumal Nagar, Nanmangalam, Chennai, Tamil Nadu, 600129 (hereinafter referred to as the **LESSEE** which term shall mean include wherever the context admits their successors interest and assigns) of the **OTHER PART**

A. Vasu

Vaishnavi, B



WHEREAS the LESSOR is the owner of the shop situated at **Door no.7/15, Velachery second Floor, Main road, Medavakkam Koot Road, Chennai-600100** and whereas as LESSEE has agreed to take the shop on lease from the LESSOR on the following terms and conditions hereinafter set forth

1. The lease of the shop shall be for a period commencing from 1<sup>st</sup> april-2022
2. The LESSEE shall pay the LESSOR a sum Rs.75,000.00 (Seventy Five Thousand only) per month towards rent for the shop.
3. The LESSEE agrees to pay the rent regularly on or before 10th of every succeeding month of English calendar. In the event of default in payment of rent for any Three months the LESSOR Shall be entitled to terminated the lease and take position of the shop. In case of delayed rent, the LESSEE is entitled to pay the GST fine applicable for the particular month.
4. The LESSEE agrees to pay the electricity charges separately as per separate meter provided every month. If the LESSEE fails in arrears to T.N.E.B the LESSOR will be entitled to pay the same directly of the T.N.E.B and reimburse the same from the LESSEE. The LESSEE is entitled to pay the deposit/CC Charges put up based on usage and clear the same while hand over to LESSOR.
5. The property tax, water tax, and any other taxes on the shop shall be paid by the LESSOR except Water consumption charges which will be borne by the LESSEE.
6. The LESSEE has paid to the LESSOR a sum of RS. 10,00,000 (Ten Lakhs Rupees only) (\*\* as early mentioned in earlier GST added Rental Agreement) as a Rental Security Deposit and Paid by **Axis** BANK receipt of which sum the LESSOR hereby Acknowledges. The Security deposit will not carry any interest and the LESSOR agree to refund the security to the LESSEE on the expiry of this lease or at the time of when the LESSEE hand over the vacant possession of the shop in proper condition to the LESSOR whichever is earlier after adjusting the arrears of rent.
7. The LESSEE shall permit the LESSOR or their agents to enter and inspect the shop with the LESSEE'S Consent at all reasonable times without any let or hindrance.
8. The LESSEE shall not transfer or sublet or otherwise part with possession of the shop without LESSOR consent.
9. This lease is renewable for every year after April, 2024 for a further period of 9 years on the same terms and conditions with an increase of 5% (Five percent) in current rent , there shall not been at the time of such renewal may existing breach or non-observance of any of the covenants herein mentioned on the part of the LESSEE.
10. The LESSEE had made couple of structural alterations in the shop to include additional toilet cost around 87,000 and shared Painting and Wiring work with LESSOR

A. Vasu

Vasantharaj B



which cost around 30,000. THE LESSEE shall keep the shop in good tenantable conditions subject to natural wear and tear.

11. The LESSEE shall make good to the LESSOR all losses due to breakage and damage to the fitting caused by the LESSEE either will fully or by neglect.

12. That the LESSEE will not store or keep hazardous or explosive materials in the shop and will not carry on any offensive or illegal business or trade in shop.

13. This lease can be terminated by the LESSEE or LESSOR by giving three months' prior notice stating the reason in writing and on the expiry of the third month, this lease agreement will stand terminated.

14. The lessee shall not demand the lessor for the expenses incurred for interior designing elevation, exterior designing incase terminate of the lease or incase of vacating the Building premises.

15. The same Premises Front ACP elevation done by the lessee will not be permitted other shops to use or occupy in future.

#### SCHEDULE

Office located at the Second Floor No.7/15 United Colony ,Velacherry Main Road, Medavakkam Koot Road, Chennai-600100. Measuring 1800 Sq.fts, of built-up area

IN WITNESS WHEREOF THE PARTIES have hereunto set their respective signatures the day, months And year first above written,

WITNESSES:

1. R. P. [Signature] (R. Prem Anand)

2. V. G. [Signature] (V. GOKULAKANNAN)

A. V. [Signature]

LESSOR

LESSEE

Vaishnavi B