



தமிழ்நாடு தமில்நாடு TAMILNADU

₹ 50.

AX 024264

5168
4.10.19

P. கருமணி.
கலா.2

S. SUBA
S.V.L. No: 6166/B/06
CUDDALORE-2



RENTAL AGREEMENT

THIS DEED OF RENTAL AGREEMENT ENTERED INTO AT CHENNAI, on this 01st day of October 2019, BETWEEN Mr. R. KRISHNAMURTHY, S/o. Rajan Chettiyar, aged about 68 years, residing at No.6A, Bashiyam Street, Manjakuppam, Cuddalore – 607 001, hereinafter called the 'BUILDING OWNER' of the ONE PART:

AND

Mr.P. JAYARAMAN S/o. Sri. N. Padmanaban, aged about 46 years, residing at No. 68, Dr. Radhakrishnan Nagar, Kondur, Cuddalore – 607 001, hereinafter called the 'TENANT' of the OTHER PART WITNESSETH AS FOLLOWS:-

TENANT.

[Handwritten signature of P. Jayaraman]

BUILDING OWNER.

[Handwritten signature of R. Krishnamurthy]

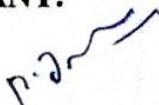
WHEREAS the BUILDING OWNER is the absolute owner of the property bearing No.6A, **Bashiyam Street, Manjakuppam, Cuddalore – 607 001.**

WHEREAS the OWNER has offered to let the Shop in the above premises and the TENANT has agreed to take the same on Rent along with the following conditions.

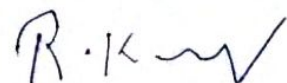
NOW THIS DEED OF RENTAL AGREEMENT WITNESSETH:-

- The Owner has this day let the Shop in the above premises bearing No.6A, **Bashiyam Street, Manjakuppam, Cuddalore – 607 001.**
- The Tenant has this day paid a caution deposit of **Rs.3,00,000/- (Rupees Three Lakhs Only)** and the Owner acknowledge receipt of the said under this agreement. The Caution deposit shall be returned to the Tenant on the date when he vacate the property. The Advance amount shall not carry any interest.
- The Tenant shall pay the monthly rent of **Rs.17,000/- (Rupees Seventeen thousand only)** on or before 5th of every English Calendar month to the building Owner. The tenant default to pay the rent continuous in 3 months this agreement will be automatically cancel by the Owner.
- That the Shop shall not be sublet or allow others to use the same. The Tenant shall keep the portion of the shop clean and Neat. No alterations and additions will be made without the consent of the shop owner.
- The Tenant shall also pay Electricity Charges directly to the Electricity department as per Sub-meter readings.
- The Tenant has taken the tenanted Shop for doing business.
- The Tenant shall not sublet or transfer the tenancy to any 3rd parties, without the written consent of the Building owner.
- The Owner shall have right of inspection on the property whenever required.

TENANT.



BUILDING OWNER.



- The Owner shall pay and other taxes.
- The tenant shall permit the owner or any of his authorized people to enter into the rented shop after giving notice to inspect the rental shop and to attend to repairs during reasonable hours in day time.
- The above the tenant should not store any Govt. banned products.
- The party of the tenant shall use the shop let out to him only for commercial purpose (**ARUNAA CLINICAL LAB**) and he should not use the same for any other purpose.
- The Shop is let out purely for running "**ARUNAA CLINICAL LAB**" and any deviation in this regard will render the Building Owner to terminate the tenancy.
- The deposit shall in no event be adjusted against the monthly rent and on payment of three months rent will automatically bring the tenant agreement to an end.
- The Period of Rental shall be for **2 (Two) years** from the date of this agreement.
- The Rental Agreement deed will be renewed subject to the terms and conditions to be mutually agreed upon after **2 (Two) years**.
- This tenancy can be terminated by three months notice on either side.
- This RENTAL AGREEMENT will commence from **01.10.2019 to 2 (Two) years**.
- This Agreement valid for a period of Two years from the date of occupation during the period of First Completion of 2(Two) years. A slight increase in rent due to the increase cost of living after two years of 10% minimum should be added to the rental value. If it is agree upon mutually by both the parties, this terms can be extended for further period by entering in a fresh agreement.

TENANT.



BUILDING OWNER.



- The Party of the Tenant shall not keep any combustible or dangerous materials in the Shop let out him.

SCHEDULE

**Shop bearing No.6A, Bashiyam Street, Manjakuppam, Cuddalore
- 607 001, for running their Shop in the name of "ARUNAA CLINICAL
LAB" in Ground Floor.**

IN WITNESS WHEREOF THE PARTIES ABOVE NAMED HAVE
SIGNED THIS DEED OF RENTAL AGREEMENT ON THE DAY,
MONTH AND THE YEAR FIRST ABOVE WRITTEN IN THE
PRESENCE OF:

TENANT.



BUILDING OWNER.



WITNESSES:-

1. K. Praveen Indef.
manjakuppam
cuddalore .1.
2. D. Ramesh,
3. Jagadevan Neigoru
manjakuppam
cuddalore .1

आयकर विभाग

INCOME TAX DEPARTMENT

P JAYARAMAN

PADMANABHAN

03/06/1973

Permanent Account Number

AGEPJ1265C

Signature



भारत सरकार

GOVT. OF INDIA



In case this card is lost / found, kindly inform / return to:
Income Tax PAN Services Unit, UTITFSL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं :
आयकर पैन सेवा यूनिट, UTITFSL
प्लॉट नं: ३, सेक्टर ११, सी.बी.डी. बेलपुर,
नवी मुंबई-४०० ६१४.