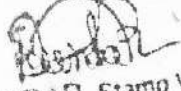




தமிழ்நாடு தமில்நாடு TAMIL NADU

07 FEB 2022

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K. SUNDAR, Stamp Vendor  
L.C.No. 27/5440/B-3/2000  
218, F-Block, First Street,  
Anna Nagar East, Chennai-102

### RENTAL AGREEMENT

THIS RENTAL AGREEMENT EXECUTED AT CHENNAI THIS DATE 15/02/2022.

BETWEEN

Mr. Sudhakar Rajendran having office at Old No.12, new No.21/2, Pranav Apartment, 4<sup>th</sup> main Road, Kasthuriba Nagar, Adyar, Chennai - 20, herein after called the LANDLORD

  
N Seetha Lakshmi



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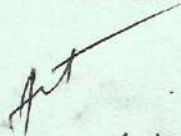
AND


**TTC Learning Services LLP, represented by its partners (01) Mr. Amrit Anandh S/o. Anandh, Age 35 years, PAN No: ASZPA7087J (02) Mrs. Seethalakshmi, Age 35 Years, W/o. Amrit Anandh, PAN No: CMSPS9419R both residing at, Flat 2B, 12-14, 1<sup>st</sup> Street, Jivarathnam Nagar, Adyar, Chennai-600 020, herein after called the tenant.**

And the terms landlord and tenant shall mean and include their respective heirs, executors, administrators, legal representatives and assigns, witnesseth.

Whereas the landlord is the sole and absolute owner of the entire ground and premises bearing **Villa-D, Sai Anugraha, #27/1, Rukmani Street Extn., Besant Nagar, Chennai – 600 090**. The Ground, I & II floors which are newly constructed.

Whereas the tenant approached the landlord and offered to take on rent the house bearing **Villa-D, Sai Anugraha, #27/1, Rukmani Street Extn., Besant Nagar, Chennai – 600 090**, on a monthly rent of **Rs.1,00,300/- (Rupees One Lakhs and Three Hundred Only) [Rent Rs.85,000 + GST 18% Rs.15,300]** and the landlord accepted the said offer and agreed to let out Villa D, of the said premises bearing **Villa-D, Sai Anugraha, #27/1, Rukmani Street Extn., Besant Nagar, Chennai – 600 090**, with Ground, Ist & IInd floor portion and coloured as green in the plan annexed hereto and more fully and particularly described in the schedule hereunder on the following terms and conditions.

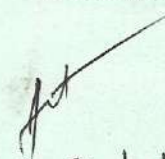
  
N Seethalakshmi



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**NOW THIS RENTAL AGREEMENT WITNESSETH AS FOLLOWS:**


1. The landlord agrees to let out with effect from **15/02/2022** a newly constructed Residential Villa situated in the rear portion of the premises bearing **Villa-D, Sai Anugraha, #27/1, Rukmani Street Extn., Besant Nagar, Chennai – 600 090**, and the said Villa is bearing private door Villa – D coloured as green in the sketch annexed hereto and more fully and particularly described in the schedule hereunder and herein after called the demised premises.
2. The tenancy shall be for a period of Eleven months commencing from **15/02/2022** ending with **14/01/2023**.
3. The tenant shall pay a monthly rent of **Rs.1,00,300/- (Rupees One Lakh and Three Hundred Only)** [Rent **Rs.85,000/- + GST 18% Rs.15,300**] regularly month after month to the landlord on or before the 10<sup>th</sup> of every succeeding English calender month without committing even a single month default. If the tenant commits default in payment of rent the tenancy shall be forfeited and he shall not be entitled to the period prescribed in this agreement.
4. The tenant shall pay the electricity charges directly to M.E.S as per the reading of the meter installed for the purpose of this premises regularly without any default. The tenant shall be liable to clear all electricity bills arrears towards this premises occupied by him before vacating the premises.
5. Non payment of rent on or before 10<sup>th</sup> of every succeeding English calender month shall confirm the tenant as willful defaulter.

  
N. Seetha Lakshmi



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6. The premises shall not be used for storing or stocking of any other kind of materials which are detrimental to the building or cause hindrance to the other occupants of the building.
7. The tenant shall use the demised premises with utmost care and diligence. The tenant shall not keep or install any such machineries which are likely to cause high sound or nuisance to the occupants of the same building or people in the neighbourhood.
8. The tenant shall not use such ovens which generate heat on the side walls and cause or transfer heat to other neighbouring tenants or the landlord.
9. The tenant shall not keep or store any inflammable dangerous intoxicating or prohibitive articles, materials, goods or things anywhere in the demised premises.
10. The tenant shall keep and maintain the demised premises in good condition by regularly cleaning and whitewashing the same at his own cost.
11. The tenant shall not sub-let the demised premises or any portion to anyone either directly or indirectly by creating fictitious partnership with any third person nor the tenant shall transfer or assign his tenancy interest in the demised premises or any portion thereof to anyone by direct or indirect method. The tenant herein is tenant exclusively in his individual capacity.

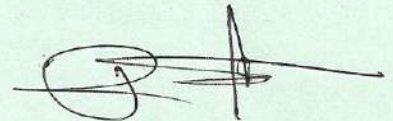
  
N. Seetha Lakshmi



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12. The tenant shall not commit any acts of waste or damage to the demised premises or any portion thereof. Any addition or alteration or repairs of any kind by the tenant without the written consent of the landlord shall also confirm the acts of waste by the tenant and he is liable to be vacated.
13. The tenant shall not make or carry out any structural alterations or additions in the demised premises or any portion thereof.
14. The tenant shall not commit such act which is likely to cause nuisance either to the landlord or to the other occupants of the same building or the other people in the neighbourhood.
15. The landlord or his agent shall be entitled to inspect the demised premises at all reasonable times by giving oral intimation then and there.
16. Three month notice by both sides shall terminate this agreement.
17. The tenant shall not object to inspection and cleaning of the drainage chamber in the rear side of the Villa open to sky area adjacent to the demised premises once in every month since drainage lines of the other are passing through the chamber on the adjacent side of the said demised premises.
18. The tenant shall not stock any material anywhere else in the compound like corridors Car drive way, and such storage of materials anywhere else in the building except the demised house bearing private No. **Villa-D** shall be confirmed as an act of nuisance and he is liable to pay damage.

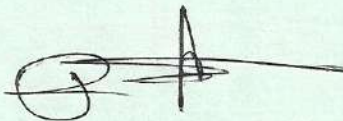
  
N. Seetha Lakshmi



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19. The tenant shall not nail racks on the walls for storing heavy items. Since the walls are load bearing walls no puncturing of walls with drills or hammers should be done without the written consent of the landlord.
20. The tenant shall use the place for running '**Montessori Based Learning Space**'.
21. The tenant shall remove all partions and interiors done by them at the time of vacation and restore the place as it was given at the time of tenancy.
22. The tenant shall maintain all 7 acs installed by servicing them at least once in 3/6 months. And hand over the same as it was at the time of tenancy, subject to regular wear and tear.
23. The tenant agrees to pay 1/4 of the cost of (a) Electricity for common lights (b) 1/4 of the cost of any common security along with 4 Villa's in the premises subject to a minimum of **Rs. 5,000/- P.M.**
24. The tenant will hand over the possession of the said Villa in neat and painted condition as it is given now for occupation. Any expenses to be incurred for repainting or repair of Electrical, Sanitary Fittings or repair of any damages to any part of the house or articles shall be borne by the lessee or shall be deducted from the Security Deposit paid by them.

  
N. Seetha Lakshmi



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25. All other terms and conditions not expressly mentioned herein shall be governed by the contract act transfer of property act and **“The Tamil Nadu Regulation of Rights and Responsibilities of Landlords and Tenants Rules, Act-2019”**.
26. GST – Tax/service tax will be paid by the Tenant as applicable.
27. The tenant should clean the premises and properly white wash the premises and hand over the same in a neat manner at the time of vacating the premises.

SCHEDULE


A newly constructed house bearing private **Villa-D, Sai Anugraha, #27/1, Rukmani Street Extn., Besant Nagar, Chennai – 600 090.** Which premises is marked as green in the sketch annexed hereto and bounded on the

North by : CAR DRIVE WAY

South by : 5' SET BACK FOR VILLA 'D'

East by : SIDE SET BACK OF VILLA 'D'

West by : VILLA 'C'

  
N. Senthil Kumar



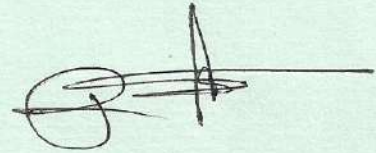
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And measuring a Plintn area of about 3135 square feet. In witness whereof the parties have hereto put their signature on the date month and year first above written in the presence of

WITNESS :

1) D. Sathyanarayana  
No: 17/8, New Street  
Pallavaram.  
Chennai - 600043.

2) P. Muralidharan.  
80/74 marudaiswaram nagar  
Thiruvannamalai



For TTC LEARNING SERVICES LLP,  
Represented by Its Partners:



(1) Mr. Amrit Anandh,

Mr. Sudhakar Rajendran  
S/o.K. Rajendran.  
(Landlord)

N. Seetha Lakshmi

(2) Mrs. Sheetha Lakshmi, W/o. Amrit,  
(TENANT)



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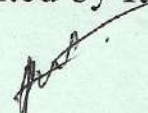
We hereby confirm taken possession of the following electrical fittings and furniture to be handed over to the Land lord in proper condition at the time of vacating the said premises.

1. One Pooja Rack,
2. 7 nos. National Air conditioners & 7 nos. Remotes,
3. 10 Nos. Ceiling fans,
4. 46 Ceiling LED fittings and Wall Lights 4 Nos.
5. Smith AO Water Heater 3 Nos.



For TTC LEARNING SERVICES LLP,  
Represented by Its Partners:

Mr. Sudhakar Rajendran  
(Landlord)

  
(01) Mr. Amrit Anandh,

*N. Seetha Lakshmi*  
(02) Mrs. Seetha Lakshmi, W/o. Amrit Anandh  
(TENANT)