



सत्यमेव जयते

## INDIA NON JUDICIAL

### Government of Puducherry

₹100

e-Stamp

Certificate No. : IN-PY77570900080079W  
Certificate Issued Date : 27-Feb-2024 12:41 PM  
Account Reference : SELFPRINT (PU)/ py-self/ PUDUCHERRY/ PY-PU  
Unique Doc. Reference : SUBIN-PYPY-SELF24818632813096W  
Purchased by : v malathy  
Description of Document : Article 5 Agreement or Memorandum of Agreement  
Property Description : RENTAL AGREEMENT  
Consideration Price (Rs.) : 0  
(Zero)  
First Party : V MALATHY  
Second Party : SRI GANESH EDUCATIONAL TRUST  
Stamp Duty Paid By : V MALATHY  
Stamp Duty Amount(Rs.) : 100  
(One Hundred only)

₹100₹100₹100₹100



₹100

SELF PRINTED CERTIFICATE TO BE  
VERIFIED BY THE RECIPIENT AT  
[WWW.SHCILESTAMP.COM](http://WWW.SHCILESTAMP.COM)

IN-PY77570900080079W

Please write or type below this line

### RENTAL AGREEMENT

This Rental Agreement was made on this 12<sup>th</sup> day of February 2024 between

1. **Mrs.V.MALATHY**, (PAN No.AODPM2488K; Aadhaar No.301490939561),  
W/o. Mr.S.Viknesh, residing at No:8, Zamindar Garden, Pondicherry – 605 001,  
hereinafter referred to as "**OWNER**" (which expression shall unless excluded by or  
repugnant to the context be

Cont....2/-

deemed to include his legal heirs, successors, executors, administrators and assignees) **OF THE ONE PART.**

**AND**

2. **M/s.SRI GANESH EDUCATIONAL TRUST**, registered at No.368, Anna Salai Pondicherry-605001, represented by a Managing Trustee **Mr.S.SELVAMANI**, (PAN No.AYSPS3817K; Aadhaar No.6583 41794782) S/o.Mr.Sarangapani, residing at No: 8, Zamindar Garden, Pondicherry – 605 001, hereinafter referred to as **“TENANT”** (which expression shall unless excluded by or repugnant to the context be deemed to include his legal heirs, successors, executors, administrators and assignees) **OF THE OTHER PART.**

Now this deed witnesses as under:

1. The Tenant agrees to take on rent and the Owner agrees to lease out her share of UDS of 3469.5 Square Feet Land and 2174.4 Sq.Ft of Built up area (Ground And First Floor) at No: 148, Murugampakkam to Villianur Road, Murugampakkam, Pondicherry – 605004, owned by him to the Tenant, in consideration of the payment of Rs.20,000/- (Rupees Twenty thousand only) per month as rent for the said premises.
2. The said lease is to commence on **12-02-2024** and shall be for **10 (TEN) Years** from the said date. In other words, the lease expires on **12-02-2034**.
3. After the expiry of Ten Yearsthe lease can be renewed by mutual consent for a mutually agreed period
4. The Tenant shall pay the sum of Rs.20,000/- as rent per month to the owner on or before the 5th of the succeeding month.
5. The Tenant has also paid a Rent Advance of Rs.50,00,000.00 (Rupees Fifty Lakhs only) to Mr.S.Viknesh (Owner's Husband) which the Owner hereby acknowledges.

**Cont.....3/-**

6. This agreement stands terminated and the lease is determined in case of default in the payment of rent for three consecutive months.
7. The Tenant shall be entitled at any time to vacate the premises and deliver the possession thereof to the Owner after giving three month's notice to the Owner.
8. Similarly the Owner shall be entitled to terminate the lease and ask the Tenant to vacate the premises after giving three month's notice to the Tenant.
9. The Tenant shall not alter the premises without the Owner's consent in writing.
10. The Tenant shall pay the charges for the actual consumption of electric power.
11. The Tenant agrees to keep and maintain the premises clean, and healthy in all seasons.
12. The Owner shall have the right to inspect his premises at reasonable times with prior intimation to the Tenant.
13. The Tenant shall use the said premises only for operating the educational institution and shall not assign or sublet the premises to any other person, concern, firm or institution.

In witness whereof the said Owner and the Tenant have signed this deed in acceptance of the terms and conditions thereof

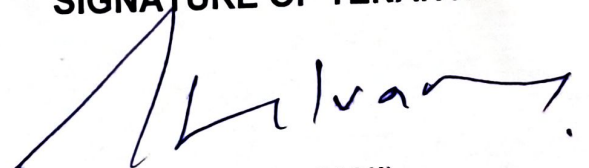
**WITNESS:**

**SIGNATURE OF OWNER:**



**(V.MALATHY)**

**SIGNATURE OF TENANT:**



**(S.SELVAMANI)**



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Puducherry

₹50

e-Stamp

Certificate No. : IN-PY77571090531898W  
Certificate Issued Date : 27-Feb-2024 12:43 PM  
Account Reference : SELFPRINT (PU)/ py-self/ PUDUCHERRY/ PY-PU  
Unique Doc. Reference : SUBIN-PYPY-SELF24818873001497W  
Purchased by : s viknesh and v malathy  
Description of Document : Article 5 Agreement or Memorandum of Agreement  
Property Description : RENTAL AGREEMENT  
Consideration Price (Rs.) : 0  
(Zero)  
First Party : S VIKNESH AND V MALATHY  
Second Party : SRI GANESH EDUCATIONAL TRUST  
Stamp Duty Paid By : S VIKNESH AND V MALATHY  
Stamp Duty Amount(Rs.) : 50  
(Fifty only)

₹50₹50₹50₹50



₹50

SELF PRINTED CERTIFICATE TO BE  
VERIFIED BY THE RECIPIENT AT  
[WWW.SHCILESTAMP.COM](http://WWW.SHCILESTAMP.COM)

IN-PY77571090531898W

Please write or type below this line

## RENTAL AGREEMENT

This Rental Agreement was made on this 12<sup>th</sup> day of February 2024 between

- (1) **Mr.S.VIKNESH**, (PAN No.AIDPV2552K; Aadhaar No.625359138684), S/o. Mr. Selvamani, and (2) **Mrs.V.MALATHY** (PAN No.AODPM2488K; Aadhaar No.3014 9093 9561) W/o Mr. S. Viknesh, Both are residing at No:8, Zamindar Garden, Pondicherry – 605 001, hereinafter referred to as "**OWNERS**" (which expression shall unless excluded by or repugnant to the context be

Cont....2/-

:2:

deemed to include his legal heirs, successors, executors, administrators and assignees)  
**OF THE ONE PART.**

**AND**

2. **M/s. SRI GANESH EDUCATIONAL TRUST**, registered at No.368, Anna Salai Pondicherry-605001, represented by a Managing Trustee **Mr.S.SELVAMANI**, (PAN No.AYSPS3817K; Aadhaar No.6583 41794782) S/o. Mr. Sarangapani, residing at No: 8, Zamindar Garden, Pondicherry – 605 001, hereinafter referred to as "**TENANT**" (which expression shall unless excluded by or repugnant to the context be deemed to include his legal heirs, successors, executors, administrators and assignees) **OF THE OTHER PART.**

Now this deed witnesses as under:

1. The Tenant agrees to take on rent and the Owners agrees to lease out Ground And First Floor at No: 148, Murugampakkam to Villianur Road, Murugampakkam, Pondicherry – 605004 and the land appurtenant thereto, owned by them to the Tenant, in consideration of the payment of Rs.40,000/- (Rupees Forty thousand only) per month as rent for the said premises.
2. The said lease is to commence on **12-02-2024** and shall be for **10 (TEN)** Years from the said date. In other words, the lease expires on **12-02-2034**.
3. After the expiry of Ten Yearsthe lease can be renewed by mutual consent for a mutually agreed period
4. The Tenant shall pay the sum of Rs.20,000/- as rent per month to **Mr.S.Viknesh** and **Mrs.V.Malathy** each on or before the 5th of the succeeding month.
5. The Tenant has also paid a Rent Advance of Rs.2,00,000.00 (Rupees Two Lakhs only) which the Owners hereby acknowledges.

Cont.....3/-

:3:

6. This agreement stands terminated and the lease is determined in case of default in the payment of rent for three consecutive months.
7. The Tenant shall be entitled at any time to vacate the premises and deliver the possession thereof to the Owners after giving three month's notice to the Owners.
8. Similarly the Owners shall be entitled to terminate the lease and ask the Tenant to vacate the premises after giving three month's notice to the Tenant.
9. The Tenant shall not alter the premises without the Owner's consent in writing.
10. The Tenant shall pay the charges for the actual consumption of electric power.
11. The Tenant agrees to keep and maintain the premises clean, and healthy in all seasons.
12. The Owners shall have the right to inspect their premises at reasonable times with prior intimation to the Tenant.
13. The Tenant shall use the said premises only for operating the educational institution and shall not assign or sublet the premises to any other person, concern, firm or institution.

In witness whereof the said Owners and the Tenant have signed this deed in acceptance of the terms and conditions thereof

**WITNESS:**

**SIGNATURE OF OWNERS:**

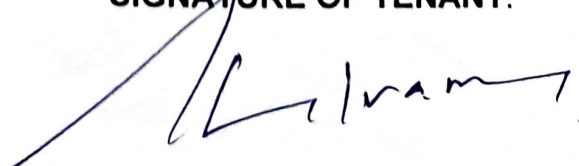


**(S.VIKNESH)**



**(V.MALATHY)**

**SIGNATURE OF TENANT:**



**(S.SELVAMANI)**