



தமிழ்நாடு தமில்நாடு TAMIL NADU

83071
1-12-17

DR. R.V. SHIVARAMAN
CHENNAI

LEASE AGREEMENT

39AB 202021

A. Rouf Basha
A. ROUFBASHA, B.A.,
STAMP VENDOR LIC No: 8/B3/97
NEW No: 17, OLD No: 9,
P.P.V. KOIL STREET, MYLAPORE,
CHENNAI-600 004, Ph: 24982427

THIS AGREEMENT OF LEASE entered into at Chennai on this ¹⁵ Day of December 2017 between Dr. R.V. SHIVARAMAN, son of Late Dr. R.M. Val¹⁸yanathan, aged about 72 years, residing at Swarnam Apartments (1st Floor, Rear Side) New No. 32, Old No. 54, R.A.Puram, Second Main Road, Chennai - 600 028, hereinafter called the LESSOR, which expression shall include except where repugnant to the context and meaning thereof his heirs, successors, legal representatives, administrators, executors and assignees of the ONE PART;

AND

Mr. SANJAY NISHAD, son of Mr Durg Vijay Nishad, aged 28 years, employed at UST Global, ASV Suntech Park, No. 148, OMR, Chennai - 96, hereinafter called the LESSEE which term shall mean and include his

[Signature]

[Signature]

executors, administrators and the assigns of the OTHER PART and assigns WITNESSETH:

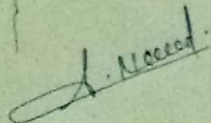
WHEREAS the Lessor herein is the owner of the First Floor, Flat No. CF-5, Bay Breeze Apartments, 119, East Coast Road, Thiruvanimiyur, Chennai - 600 041 (more particularly described in the schedule hereto and hereinafter referred to as "Schedule Premises" having full and unfettered rights to let out the same or any portion thereof.

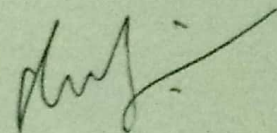
AND WHEREAS the Lessee herein approached the Lessor to let out the schedule mentioned property to the lessee herein for Residential purpose and the Lessor also agreed to let out the same to the Lessee on the following terms and conditions.

AND WHEREAS the Lessor the Lessee desire that the other terms and conditions of this Lease Agreement shall be reduced into writing as follows:

NOW THIS AGREEMENT OF LEASE WITNESSETH as follows:

1. The Lessor have given on lease the schedule mentioned property for a period of 11 months from 01.12.2017 to 31.10.2018 to the Lessee on a monthly rent of Rs. 16,000/- (Rupees Sixteen Thousand only) and the Lessee paid a total refundable deposit of Rs. 1,00,000/- (Rupees One Lakh only) to the Lessor vide cheque No. _____ dated _____ drawn on _____, Chennai _____ the receipt of which sum the Lessor do hereby admit and acknowledge;
2. The Lessee undertakes to pay the rent on or before 5th of every English calendar month.
3. The Lessee undertakes to pay the Electricity consumption charges directly to pay the TNEB as per the meter readings.
4. The Security deposit paid by the Lessee to the Lessor shall be returned to the Lessee without any interest, at the time of giving vacant possession of the demised premises after deducting any arrears of dues towards arrears of rent, electricity charges, maintenance charges, damages to fittings and property etc.
5. The Lessee undertakes to use the schedule mentioned only for Residential purpose.



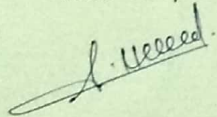


6. The Lessee undertakes not to use/occupy any other portion in the said Building except the schedule mentioned property.
7. The Lessee undertakes not to use the premises for any dangerous or immoral purpose;
8. The Lessee undertakes not to sub let the schedule mentioned property to any third parties.
9. The Lessee covenants not to make any structural alternation either permanent or temporary without the prior written consent of the Lessor inside the premises leased out to him,
10. The Lessee undertakes to permit the Lessor or their agents to inspect the schedule property at all reasonable time on prior notice.
11. The Lessee is for a period of Eleven months from 01.04.2015 to 29.02.2016 which can be renewed for another term, by mutual consent of both the Lessor and Lessee subject to increase in rent at the time of renewal.
12. Not withstanding anything contained herein above, the parties can terminate the lease by giving 1 month prior notice to either side.

SCHEDULE

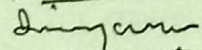
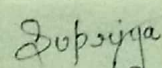
First Floor, Flat No. CF-5, Bay Breeze Apartments, 119, East Coast Road, Thiruvanmiyur, Chennai - 600 041.

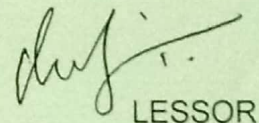
IN WITNESS THEREOF the above name Parties have hereunto set and subscribed their respective hands on the day, month and year first above written.



LESSEE

WITNESSES:

1. 
V. Singaram
9, Robertson Lane
Chennai - 22
2. 
119, Doraishamy Apt.
Chennai - 600041


LESSOR

SCHEDULE -I

List of fixtures, fittings and amenities provided in the First Floor, Flat No.CF-5, Bay Breeze Apartments, 11.9 East Coast Road, Thiruvanmiyur, Chennai 600041.

1. Ceiling Fans
2. Light fittings
3. Tube lights
4. Geysers
5. Exhaust fans
6. Calling Bell
7. Built-in-wardrobes
8. Drapery rods
9. Cupboards in the drawing
10. Mirrors above wash basin
11. Wash basin
12. Closets
13. Cupboards in the drawing room
14. Towel ring
15. Split Air-conditioner
16. Window Air-conditioner

The LESSEE confirms having received the schedule items above in good order and condition.

