RENTAL AGREEMENT

This Deed of Rent entered into at Chennai on this 10th July 2023, between **Mr.Sivaparakasam .M**, date of birth 17th March 1951,  **(PAN:APFPS2509n, Aadhar No:7783 1379 8188, Mobile No:9962664465)** Son ofMariappan, Male, aged about 72 Years, residing at 111, MRH Road, Madhavaram taluk, Thiruvallur, Tamil Nadu600060 Here in after called the LESSOR

**AND**

DLanzer, Reg No UDYAM-TN-02-0065779,located at 59, Devarajan Street, Manali represented by, Proprietor**Mr.Dinesh .V**, date of birth 7th May 2002 **(PAN:CATPV2244J, Aadhar No:7005 9426 0363, Mobile No:7305323141)**Son ofVeeran .N, Male, aged about 21 Years, residing at 59, Devarajan Street, Manali, Tiruvottiyur taluk, Chennai, Tamil Nadu- 600068 hereinafter called the LESSEE (the terms “LESSOR and “LESSEE” meaning and including their respective heirs, legal representatives executors, administrators and assigns)

WITNESSETH AS FOLLOWS:

WHEREAS the LESSOR is the absolute owner of the premises First floor, No. 111, MRH Road, Madhavaram taluk, Thiruvallur, Tamil Nadu - 600060, the LESSOR has agreed to lease out the said part of the premises to the LESSEE.

THE FOLLOWING CONDITIONS :

1. That the LESSEE shall not lease the property to a subtenant under any circumstances without the consent of the owner/landlord. That the LESSEE shall follow all the rules and regulations, by-laws set by the local authorities in respect of the leased property and will not get involved or do illegal activities in the leased property

2. The lease shall be for a period of 12 months commencing from 4th July 2023 and after the expiry of eleven months the lease can be renewed for a further eleven months on mutual agreements and fresh terms between the parties. The LESSEE has deposited with the LESSOR a sum of Rs.30,000/-(Rupees thirty thousands only) as advance, which shall not carry on any interest and the said sum will be returned to LESSEE after the expiry of the lease period after deducting any arrears of rent and cost of damages if any caused to the portion occupied vacant possession by the LESSEE.

3. The monthly rent for the said portion is Rs.7,000/-(Rupees seven thousands only). The LESSEE shall pay the rent on or before the -------th of every succeeding month to the LESSOR or to his Agent without any default and the LESSOR shall have the right to take eviction proceedings against the LESSEE for default in the payment of rent. Rent cannot be deducted from Advance and notice can be given either side only after 1 months period with 3 months prior notice.

4. The LESSOR lease out the part of the premises with residential Electrical power. The LESSEE shall pay the electric consumption charges as per readings of the meter provided for the premises directly to TNEB or to the LESSOR at the time of paying the rent.

5. That the LESSEE shall not be permitted to do a construction in the rented premises. Besides, he could do the installation of temporary decoration, wooden partition/cabin, air conditioners etc. without seeking the permission of the landlord. That the LESSEE is not allowed to make any alteration in the rented property without the written consent of the owner. That the LESSEE will have to allow the landlord or his authorized agent to enter in to rented premises for its inspection or general checking for any repair work, if needed.

6. That this contract/agreement could be revoked before the expiry of this tenancy period by serving one month prior notice. That the LESSEE shall not involve in illegal activities and will not keep any offensive, dangerous or explosive articles in the premises. That the Tenant/LESSEE shall pay one month rent in advance to the landlord that would be further adjusted in the monthly rent.That both the parties, landlord and the tenant, have read and understood this agreement and have agreed to sign the same without any pressure from any side.

7. The LESSEE shall give access to the LESSOR and his agent to have periodical inspection of the demised premises.

8. The LESSEE shall not carry out any alterations or additions to any part of the demised premises without obtaining written permission from the LESSOR and on the expiry of the Lease. LESSEE shall be entitled to remove all his fixtures that may be fixed in the premises.

9. The LESSOR has this day delivered vacant possession of the premises to the LESSEE in good condition in all respects.

10. The LESSEE shall keep the premises in good condition and shall deliver the vacant possession of the demised portion to the LESSOR in the same condition as it was delivered to him on the termination of the lease. In case there is any damage caused to the building or fittings and fixtures, the loss sustained on amount of such damage shall be recovered from the advance amount paid by the LESSEE.

11. That the LESSEE shall keep the premises clean and shall not involve in any activity that causes problems to neighbours.

12. That the LESSEE shall himself bear the cost of day to day minor repairs.

IN WITNESSES WHEREOF the parties above named have hereunto set their respective hands, the day, month and year first above written.

**Witness**