

6729
5.06.15

R. Muthukumar
Chk.

13AB 458133
P. NARAYANAMOORTHY
Stamp Vender,
ALANDUR, CHENNAI
L.No: 20520/2017

LEASE AGREEMENT

This Deed of Lease executed at Chennai, this Saturday 6th day of June 2015 by and between:

Mr.R.Muthukumar, S/o Late Mr.M.Ramamurthy, aged about 48 years residing at 9/5, Sai Kripa Flats, BG-4, 27th Street, Nanganallur, Chennai -600 061, the LANDLORD hereinafter called the First Part which term includes their successors, legal heirs, representatives, Administrators, Executors and assigns:

AND

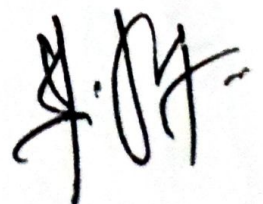
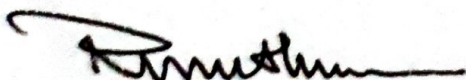
Mr.S.Jayavignesh, S/o. N.Selvam aged about 24 years at present No.30c/50, Srirangan st 4, Dadagapatty, Opp.SBI (Pullukadai Branch) Salem-636006, as a TENANT hereinafter called the second part:

R. Muthukumar

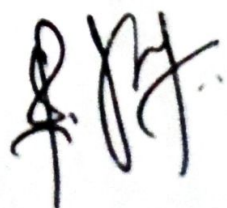
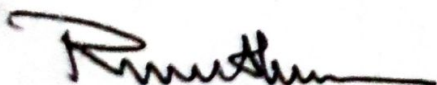
S. Jayavignesh

WHEREAS the First part is the Landlord and absolute owners of the premises bearing Plot No.1315, Sai Harini Flat, B2,First Floor 17th main Road, Ram Nagar South, Madipakkam, Chennai-600091 more fully described in the undermentioned Schedule; WHEREAS the second part abovenamed approached the first part to let out the plinth admeasuring about 568 sq.ft. (Approx.) of the said premises for his family's residential accommodation and the First Part consent to let out the same upon certain terms and conditions: NOW THIS DEED OF LEASE WITNESSETH AS FOLLOWS:

1. The subject matter of the lease is letting out the plinth admeasuring about 568 sq.ft. (Approx.) along with the Amenities provided in the premises bearing No. Chennai and more fully described in the schedule hereunder.
2. The schedule mentioned portion of the property is let out and amenities provided by the First part for the exclusive residential accommodation of the second part and his family.
3. The Monthly Rent for the premises for the schedule mentioned property being fixed at Rs.5, 000/- (Rupees Five Thousand only).
4. The Monthly Maintenance towards common amenities will be borne by the tenant can be directly paid to the flat association.
5. The monthly rent is due and payable on or before the 7th day of every succeeding English Calendar month.
6. The tenancy is a monthly one calculated according to English Calendar month.
7. The Lease is for a period of 11 months with effect from 6th June 2015.
8. The Second part had paid a sum of Rs. 25,000/- (Rupees Twenty Five thousand only) by Cheque No.041690 dt.06.06.2015/Axis Bank, as Rental advance and this rental advance bears no interest and refundable only at the time of surrendering vacant possession and after settlement of account.
9. The second part covenants that he will keep the demised premises in goods order and condition.
10. The Second Part covenants that he will not convert the scheduled mentioned property into any other commercial or others use.
11. The first part has provided amenities such as Fans, Tube lights, Bulbs etc., in working condition which shall be reasonably used and properly maintained during the period of lease and shall be left in good working condition at the time of vacation of premises by the second part.(Ref.Annexure)



12. The second part should extend utmost cooperation and decent movements with other the Co-residents in usage of the scheduled premises and shall not cause and kind of embarrassment to the Landlord.
13. The Second part covenants that he will pay the electricity consumption charges as per the meter reading by TNEB Authorities and additional EB Deposit if any demanded, before the statutory due dates.
14. The second part shall install all his furnishings and belongings at the time of entry and he should remove all such furnishings and belongings at the time of vacation of the lease or otherwise at his risk and cost without causing any damage to the demised portion of scheduled property.
15. The first part abovenamed covenants that he will pay the property taxes, water taxes, etc., to the concerned authorities.
16. The second part covenants that they will use the demised premises for his residential purposes only and shall not sub-let to any other person.
17. The second part covenants that he will make his own arrangements for the additional electrical fittings at his cost and shall not make any alteration/modification to the structures or amenities provided or undertake major repairs without the prior consent of the First part.
18. The second part covenants that he undertakes to surrender vacant possession in good order and conditions at the expiry of period mentioned herein without any protest and also undertakes to pay the damages if any, caused to the demised premises on account of the use and occupation by the second part and agreeable for deduction from rental advance.
19. The second part shall take appropriate care in usage of the scheduled premises & amenities provided and the first part shall not be responsible for any accidental damage to his appliances/body injury due to any cause whatsoever nature.
20. The party of the first part and the second part mutually agree that the period of lease can be renewed further, if necessary subject to the agreements on fresh terms and conditions including the revision of rentals as may be agreed between the parties.
21. The first part is entitled to inspect the demised property at all reasonable times.
22. The second part agrees that usual cleaning charges, reasonable cost for white washing, polishing of flooring etc., shall be paid to the First part at the time of vacation for the scheduled premises.



23. The second part is at his liberty to terminate the lease by giving one month notice in advance to the first part and the first part is at his liberty to terminate the lease by serving one month notice and one month rental will be deducted from the rental with other charges, if any, from the rental advance after deliverance of key and vacant possession from the second part to the first part.
24. The second part authorizes the first part that the necessary deductions as aforesaid and defaulted sums to the flat association can be deducted by the first part out of the rental advance paid by the second part and the balance shall be paid by crossed account payee cheque to the second part.
25. The rental advance paid by the second part abovenamed covenants that if he contravenes any one of the provisions/obligations contained in this rental agreement or he commit default to pay the monthly rents on due date be deemed to have terminated the lease immediately irrespective of the period mentioned herein and the party of the first part can claim for the vacant possession of the demised property and also recover the arrear rentals and whatever expenses incurred by him in this regard.

ANNEXURE-1
LIST OF ELECTRICAL FITTINGS

AREA	TUBE LIGHT	CFL	NIGHT LAMP	FAN	WOODEN LAFT	WOODEN CUBBOARDS	TV STAND	CORNER STAND
HALL	1	1	0	2	0	0	0	0
KITCHEN	1	1	0	1(EXHAUST)	0	0	0	0
BEDROOM-1	1	0	0	1	0	1	0	0
BATHROOM	0	1	0	1(EXHAUST)	0	0	0	0
TOTAL	3	3	0	3+2	0	1	0	0

Rmishu

G. P.

SCHEDULE OF PROPERTY

Single Bed room flat measuring approximately 568 Sq.ft on the (B2) First floor at Sai Harini Flat, Plot No.1315, 17th Main road, Ram Nagar South, Madipakkam, Chennai-600091.

IN WITNESS THEREOF THE PARTIES hereunto have set their hands and seal this day month and year first above written.

WITNESS



G. Tamil Selvan
A2, Sai Harini
Plot 1315, 17th main Road
Ram Nagar South.
Madipakkam, Chennai - 91.

LESSOR:



LESSEE:

