LEASE AGREEMENT

THIS INDENTURE OF LEASE MADE this **16th** day of **September 2023**

**BETWEEN** **­­­­­**

**Mr. S R Vijayanandh** (PAN: AHJPR5554L) & (Aadhar 4953 2887 8940), S/o. Mr. Raju, aged about 45 years residing at Door No. 7/589, Villa# 46, Chettinadd Green Ville, 2nd Avenue Nesamani Nagar, Perumbakkam, chennai, Tamil Nadu- 600100, hereinafter referred to as the **LESSOR** (which expression shall include heirs, executors, administrators, representatives and assignees), whereby represented by his Power of Attorney POA, **Mr S.R.VIVEKANANTH of the ONE PART**

**AND**

**Mr. RajaPandian, P** (Aadhar: 4745 5577 7319)S/o. Petchi Muthu, aged 34 years, residing at 1/34, east street, vannara pettai, Palayam kottai, Tirunelveli, Tamil Nadu 627004, hereinafter called the **LESSEE** (which expression shall include successors, executors, administrators, representatives and assignees) of the **OTHER PART** witnesseth

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**WHEREAS** the **LESSOR** is the absolute Owner of the premises, admeasuring

**970 Sq.ft.** at **“Jains Abhishek apartments”** FJ, Block 4, 173, Velachery tambaram main road, selaiyur, Chennai 600036 and whereas at the request of the LESSEE, the LESSOR has agreed to lease the aforesaid property, subject to the terms and conditions hereinafter contained.

**NOW THIS AGREEMENT OF LEASE WITNESSETH AS FOLLOWS:**

1. In consideration of the monthly rent of **Rs.15,500/- (Rupees Fifteen Thousand and five hundred only), Maintenance /- (Rupees roughly 2500) all inclusive Rs. 18000/- (Eighteen Thousand Only)** to be paid by tenant to **Lessor**. Thereafter as stipulated herein before reserved and of the covenants and conditions herein contained the LESSOR doth hereby to the LESSEE, the premises at **Jains Abhishek apartments”** FJ, Block 4, 173, Velachery tambaram main road, Selaiyur, Chennai 600036, hereinafter described as ‘THE PROPERTY’ to the LESSEE.
2. The Lease shall commence on the **Oct 1st 2023** and shall be for a period of **11 months** initially, provided that the Lease may thereafter be renewed. With mutual consent.
3. The rent should be paid on or before the **5th day** of every succeeding English Calendar month.
4. The LESSEE shall pay **Rs. 100000/-** **(Rupees one lakh only),** at the time of signing the agreement, which shall be held by the LESSOR, free of interest, as SECURITY DEPOSIT.
5. The LESSOR shall pay the Urban Land Taxes, Property taxes, and the Municipal Corporation taxes for the premises concerned.
6. The LESSEE shall pay the electricity charges, as per the meters, provided in the said premises.
7. The LESSEE hereby covenants that they shall use the premises for Residential Purpose only.

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1. The LESSOR shall provide 1 Covered Car Park for the exclusive usage of the LESSEE.
2. The LESSOR should ensure that all electrical, sanitary and other fixtures are in working condition at the time of letting out the premises to the LESSEE.
3. The lessor is liable to take care of all major repairs to the structure of the building, water proofing, electrical wiring, sanitary, plumbing that may arise during the tenure of the Lease. The LESSEE should look after all minor repairs to the electrical, sanitary and water supply installation that may arise during the period of Lease.
4. The LESSEE should look after all minor repairs to doors, windows, locks, bolts, latches, electrical fixtures, fans, Air conditioner, water heaters. The LESSOR will not be responsible for the stoppage of Corporation Water Supply and MES power failure, during the Lease period, and it has to be looked after by the LESSEE.
5. That the LESSEE shall be liable to pay for any breakage, damages to the sanitary, electrical goods and other fittings provided in the premises during the Lease period subject to reasonable wear and tear due to age and usage.
6. That the LESSEE shall not be liable to pay for any breakage, damages done due to earthquake, flood, lightening, tempest, riot, war, air-raid or Act of God. The LESSEE shall handover the building in perfect condition and see that all sanitary, electrical and other fittings are in perfect order and shall be responsible to restore them to the LESSOR in the same conditions in which they have been taken over, with ordinary wear and tear accepted.
7. The LESSEE shall not at any time during the terms hereby created and any renewal thereof, make any structural or other alterations to the existing building. Any alterations made to the structure of the premises will be at the written consent of the LESSOR and at the expense of the LESSEE and such improvements made are not liable to be compensated by the LESSOR at the termination of the Lease. The LESSEE undertakes to leave it as part of the premises.
8. The LESSEE shall not be entitled to sublet or part with possession of the whole or any part of the premises to any other person or company.
9. The LESSEE should permit the LESSOR or their representatives to enter at any reasonable time or any part thereof for the purposes of viewing the condition of the premises or doing such repairs and things as may be required to the said premises provided that the LESSOR shall intimate the LESSEE on reasonable notice of their intention to inspect the premises.

… 4 …

1. The LESSEE shall on the expiry of the term hereby created and subject to the other covenants herein handover the vacant possession of the premises therein subject to fair wear and tear.
2. On default of payment of the monthly rent for 2 months consecutively or if the LESSEE commits breach of any of the Lease covenants as aforesaid, the LESSOR shall be at liberty to terminate the lease at once not withstanding the period of 2 months stipulated above and the LESSEE shall then deliver vacant possession forthwith.
3. In case the LESSEE wants to vacate the premises before the period available to them then they should give 2 months prior notice in writing, by registered post or email 2 months’ rent in lieu of notice period, likewise the LESSOR also shall give 2 months notice to the LESSEE for terminating the lease period and also the LESSOR shall return the deposit of Rs. **100,000**/- (Rupees one lakh only) or whichever sum lying with LESSOR as deposit after deducting all the dues, charges for any breakages, if any.
4. At the time of vacating the property the LESSEE will paint the property matching current color scheme on his own expenses before returning to the LESSOR. Failure to do, LESSOR will charge applicable market rates for repainting.
5. The Lessor will increase 10% of rent or as mutually agreed, as if the lease is extended.
6. In case of any dispute between the parties, the courts in Chennai alone will have jurisdiction.
7. Any notice to be given to the LESSOR shall be considered as duly given if sent by the LESSEE by Registered post addressed to the LESSOR at the following address viz **No. 14/29 Gopalapuram 1st main road Gopalapuram CHENNAI-600018** or through email addressed to [**vijayanandh@outlook.com**](mailto:vijayanandh@outlook.com) and [**s.r.vivekananth@gmail.com**](mailto:s.r.vivekananth@gmail.com)

**PROPERTY SCHEDULE**

Jains Abhishek apartments, Block 4, FJ, 173, Velachery tambaram main road, Selaiyur, Chennai, 600036

**ANNEXURE**

Kindly find below the electrical fittings in flat which are all in good working condition at the time of move in.

* Hall ceiling fan 01
* Dining area fan 01
* Master bedroom fan 01
* Guest room fan 01
* Window ac with stablizer01 in master bedroom
* Tube light in hall 01
* Master bedroom tube light 02
* Guest room tube light 02
* Dining area tube light 01
* Both Bathroom light 02
* Woodwork done in both Bedrooms and kitchen and balcony window is covered by net.

Please note that you are requested to maintain all in good condition and to be hand over in same condition during vacating flat. Note that if any damages done by you on the above said electrical fittings the repairing amount would be deducted from your Advance amount.

LESSOR (Power of Attorney) LESSEE

**WITNESSES:**

(Specify Name and Address)

1.

2.