

requires shall mean and include his legal heirs, legal representative, executors, administrators and assigns of **OTHER PART**.

WHEREAS the Owner herein is the sole and absolute Owner of all that piece and parcel of the property by title and in actual possession and enjoyment of Bollineni Hill Side Community, Flat No 209, Block 46B, Bollineni Hillside Community, Nookampalayam Village, Perumbakkam, Chennai 600 126, and more particularly described in the SCHEDULE hereunder.

AND WHEREAS THE Tenant has approached the Owner and sought grant of leave and license of the SCHEDULE premises consisting of **1 hall, 2 bedrooms, 2 bathrooms, 1 kitchen, 1 balcony along with fixtures and fittings and 1 car park** for his residential purposes and Owner has agreed to the same and both the parties are desirous of reducing into writing the mutually agreed terms and conditions of this agreement of leave and license mentioned on Monthly rental basis for Residential purpose for a period of 11 months on the terms and conditions hereinafter mentioned and the Owner has also hereby agreed to demise the SCHEDULE mentioned to the Tenant on a monthly rental on the following terms and condition.

NOW THIS LEAVE AND LICENSE AGREEMENT WITNESSETH AS FOLLOWS:

In consideration of the monthly rents hereinafter agreed to be paid by the Tenant to the Owner and the Tenant agreeing to comply promptly without any default the terms and conditions of this Agreement, the Owner hereby grants to the Tenant the schedule premises on monthly rent on the following terms and conditions:

1. **Duration:** The Duration of Tenancy shall be initially for a period of 11 months, commencing from **11th April 2021** and shall expire on the **10th March 2022**, upon completion of **11 months**.
2. **Use of Premises:** The Tenancy is strictly for **RESIDENTIAL purpose only** to accommodate the Tenant.
3. **Renewal And Increment:** The Owner at his sole discretion may extend the period of Rental agreement for a further period of eleven months at an increased rate of **Mutually Agreed**.
4. **Rent:** The Tenant shall pay to the Owner a monthly rent of **Rs.16000/- (Rupees Sixteen Thousand Only) Excluding Maintenance Charges**, hereinafter called "**Monthly Rent**" which shall be payable by the fifth of every month
5. **Security Deposit:** Whereas the Tenant has paid security deposit of **Rs. 60,000/- (Rupees Sixty Thousand Only)** and whereas both the Owner and Tenant have agreed that this deposit shall be retained by the Owner as interest free security deposit and this deposit shall be refunded on termination of the present leave and license agreement, after deducting any arrears

Subramaniam

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