



தமிழ்நாடு தமில்நாடு TAMILNADU

DU 611895

LEASE DEED

A. கிருஷ்ணராஜ்

S.R.O. 103

பொதுமன்றம் - 600 050

This deed of lease executed on this day 03rd Jan, 2025 between Mr. Venkata Raman DU (Aadhar No.8565 1039 0886 & PAN No.AKDPR7321Q) S/o.Dhanabalan Ethiraj aged about 42 years, Mrs.Vaishnavi Dinamani (Aadhar No.6080 9350 5502 & PAN No.AIXPV8322M), W/o. Mr.Venkata Raman DU aged about 37 years, currently residing at Flat No.H, Third Floor, Veeralakshmi Apartments, Plot Nos: 357, 358 and 359, 11th Street, Near Narayanapuram Lake, Viduthalai Nagar, S.Kolathur Chennai - 600 129 hereinafter called as the lesser.

and

Mr. Sugaanth M S/o Mr. Mohan residing at F1, Coral Arch, No 9/48, 1st Main Road, Kamatchi Nagar, Tambaram, Sanatorium, Kadaperi, Chennai - 6000047 (Mobile No. 96261 54528 / Aadhar No. 9616 6597 1081), hereinafter called as the lessee witnesseth:

Whereas the lessor is the owner of the residence / house bearing no. Flat F, IIInd Floor, Veeralakshmi Apartments, Plot Nos.357, 358 and 359, 11th Street, Viduthalai Nagar, S.Kolathur Village, near Narayanapuram Lake, Kovilambakkam, Chennai-600 129.

Lessor

[Signature of Mr. Venkata Raman DU]
[Signature of Mrs. Vaishnavi Dinamani]
[Signature of Mr. Sugaanth M]

Lessee

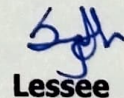
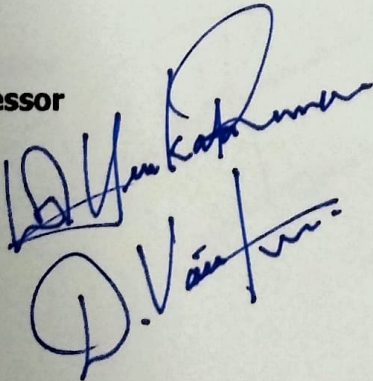
[Signature of Mr. Sugaanth M]

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Whereas the lessee approached the lessor and requested him to grant on lease of the said house and the lessor has also agreed to grant the said house on lease and the parties herein have mutually agreed to the following terms and conditions in respect of the same.

- 1) The lessor has granted to the lessee the lease of the house bearing no. Flat F, IInd Floor, Veeralakshmi Apartments, Plot Nos.357, 358 and 359, 11th Street, Viduthalai Nagar, S.Kolathur Village, near Narayanapuram Lake, Kovilambakkam, Chennai-600 129 and the lessee has taken up the lease of the same.
- 2) The rent fixed for the house is Rs. 19,000.00 (Rupees Nineteen thousand only) per month which is payable between 01st and 04th day of the following month. This monthly rent is applicable effective 01st May 2024. All the rental payments are payable by way of online transfers to be made to Mrs. Vaishnavi Dinamani's ICICI bank account number 001601549695. This rent amount is fixed for the entire lease period defined in sl.no. 10 given below.
- 3) The lessee shall separately pay the electricity charges, water tax and the maintenance/society charges, if any, for the house to the concerned authorities regularly and promptly without fail.
- 4) The lessee had agreed to pay an advance of Rs. 2,00,000.00 (Rupees Two Lakh Rupees only) to the lessor. This advance of Rs. 2,00,000.00 (Rupees Two Lakh Rupees only) shall carry no interest and the said advance shall be refundable by the lessor to the lessee only at the time of the lessee vacating and handing over vacant possession of the house and only on deducting the arrears of rent, damages caused if any, and any other dues on that date as mutually agreed. If the tenure of the stay is more than 20 months then a painting charge of 20,000 will be deducted from the advance.
- 5) The lessee shall not sublet any portion or part of the house or transfer the lease to third parties during the tenure of this agreement or later.
- 6) The lessee shall be the single point of contact and will be responsible for payment of monthly rent.

Lessor



Lessee

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- 7) The lessee shall not repair, alter, modify or make any changes in the house without the consent and approval of the lessor obtained in writing, but may install air conditioners, room coolers, exhaust fan etc. with the prior approval of the lessor.
- 8) If the lessee commits default in payment of rent continuously for more than two months, the lessor shall be entitled to initiate legal proceedings for vacating him from the house irrespective of the remaining lease period.
- 9) The lease period shall be for a period of 11 months effective 1st April, 2024 i.e. for the period 1st April, 2024 to 31st Mar, 2025.
- 10) After the expiry of the above mentioned lease period, if the parties so desire the lease may be renewed for any further period with the terms and conditions that may be mutually agreed upon between the parties then.
- 11) If during the lease period either the lessor or the lessee would like to terminate the agreement and vacate the house, it may be done with a minimum of three month notice period.
- 12) The lessee shall use the house without causing any nuisance to the occupants of the neighboring house / houses.
- 13) The lessee shall keep electrical fittings and other amenities including the solar inverter provided in the house in a safe condition and hand over the same to the lessor in good and safe condition at the time of vacating the house.
- 14) The lessee shall be at liberty to remove at any time electric fittings, furnishings etc. which are brought in fixed or erected by the lessee in the said premises during the continuation of the present term hereby granted.
- 15) The lessee shall not during his period of lease request or direct the lessor to adjust the advance paid by him towards the rent payable by him for any period.
- 16) The lessor or his representatives shall have the rights for periodical inspection of the house to check whether the house is properly maintained by the lessee. This will be done with prior 1 day intimation to the lessee.

Lessor

essor

W. J. Van der Meer

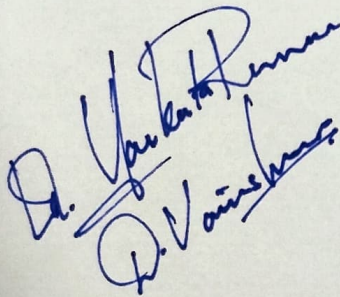
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Lessee

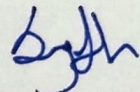
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- 17) So long as the lessee paying the rent regularly and promptly and observing all the terms, conditions and covenants herewith contained, the lessor shall allow the lessee to be in possession of the house peacefully without any interruption whatsoever.
- 18) On termination of the lease, the lessee shall hand over to the lessor the possession of the house in the same condition in which it was let out to him without causing any damage to the house, amenities or fittings except the usual and normal wear and tear.
- 19) In witness whereof the parties herein have set their hands and signature the day, month and year as said above.

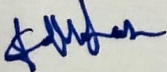


(Venkata Raman DU & Vaishnavi Dinamani)
Lessor



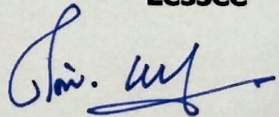
(Sugaanth M)
Lessee

Witnesses

1. Signature: 

Name: S. MOHAN

Address: F-2, Gopal Arch, 9/48,
1st Main Road, Kamatchi Nagar,
Tambaram Sanatorium,
Chennai- 600047.

2. Signature: 

Name:

Address: S. Marimuthu.
130/229 Palladam road,
Pollachi, Coimbatore
642001