



TAMIL NADU
Jayakumar Natarajan.

61AB 884164
S. MURUGU THIRUNAVUKKARASI
STAMP VENDOR LIC No. 1771/B2/2014
'CHENTHUR NIVAS' LG-521
TNHB Road, Sholinganallur,
Chennai-600 119.

RENTAL AGREEMENT

THIS RENTAL AGREEMENT executed on this day of 5-Feb-2019 between JAYAKUMAR NATARAJAN residing at JONES CASSIA VILLA 96, KARANAI MAIN ROAD, OTTIYAMBAKKAM VILLAGE, CHENNAI - 600130 hereinafter called the "LESSOR" (which term shall mean and include, wherever the context so requires, all her assigns, executors, administrators and successors).


AND

ANIKET CHHABRA residing at IBIS HOTEL, OMR
CHENNAI hereinafter
called the "LESSEE" (which Expression shall mean and included, wherever the context so requires, all his administrators, assigns, executors, agent and legal representatives)

Aniket Chhabra

Now it is mutually agreed between the lessor and the lessee that the lease hereby created is subject to the following terms and conditions.

1. The lessee herein is willing to take on rent the house bearing BLOCK 21-FLAT 404, BOLLINENI HILL SIDE, PERUMBAKKAM ROAD, NOOKAMPALAYAM, CHENNAI - 600126, and the lessor is agreed for the same.
2. The lease hereby entered into between parties the herein, shall commence with effect from 01-Feb-2019 and is for a period of 11 months only and the lease is hereby created according to English calendar month.
3. The Lessee shall pay a sum of Rs.15,000 per month towards rent on or before the 5th of every succeeding English Calendar Month.
4. The Lessee shall pay a facility maintenance fee as charged by the BHRTOA (Bollineni Hill Side Residential Township Owner's Association) which is currently fixed at Rs.4,494 per month on or before the 15th of every current English Calendar Month.
5. The Lessee had paid a sum of Rs.90,000 towards advance, the receipt of which the Lessor hereby acknowledges, and the amount is repayable without any interest at the time of the lessee vacating and handing over vacant possession of demised premises in good condition.
6. The lessee will use the premise for his residential purpose only. The lessee shall not sublet or otherwise deal with the premises partly or wholly
7. It is mutually agreed between the parties hereto that the lease hereby created is renewable at the expiry of Lease period only at the option the Lessor.
8. The Lessee shall keep the premises in a good and tenantable condition including Electrical fittings and accessories, toilets etc at the own expense.
9. The Lessee shall not make any addition or alteration or otherwise deal with the premises without obtaining the consent of the Lessor in writing.
10. It is mutually agreed between the Lessor and the Lessee that the lessee shall permit the Lessor or her authorized agent to enter and inspect the premises hereby demised.
11. The Lessee shall the electricity consumption charges as per the actual consumption directly to the electricity department without fail.



Arul
Chelvi


12. It is mutually agreed between the Lessor and the Lessee that in case if the Lessee cause any damage to the premises the Lessor are at liberty to deduct the amount as damage from and out of the advance amount of Rs. 90,000
13. It is mutually agreed between the Lessor and the Lessee that the Lease hereby created may be terminated by either party by giving in writing one month(s) notice in advance to the other party.
14. Monthly rent will be increased at the rate of 5% during renewal of lease period.
15. In the event Lessee vacating the premises either on lapse of this agreement after 11 months or on given one month written notice, before the lapse of this agreement, the Lessor will return the advance after deducting the amounts which includes rectifying any alterations made, color washing of walls, replacement of damaged electrical fittings etc or else charges for the same if applicable and any arrears for department like telephone, electricity or any other Government departments will be paid by the lessee before handing over the premises or else such amounts will be also deducted from the refundable advance amount by the lessor and will be paid to the concerned departments. In the event Lessee fails to provide 1 month written notice for vacating the premise, 1 month rent will also be deducted from the refundable advance amount.

SCHEDULE

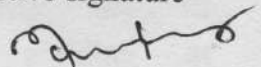
House bearing BLOCK 21-FLAT 404, BOLLINENI HILL SIDE,
PERUMBAKKAM ROAD, NOOKAMPALAYAM, CHENNAI - 600126.

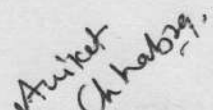
IN WITNESS WHEREOF the parties above named have put their respective signature on the day and first above written.

Witnesses: -

1. 
(KALAIYAKI. R)

2.


LESSOR


LESSEE