

# Lease Contract

## **\*\*LEASE AGREEMENT\*\***

This Lease Agreement ("Agreement") is made and entered into on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, by and between:

**\*\*Landlord:\*\*** Sarath ("Owner")

**\*\*Tenant:\*\*** Parth Bansal ("Tenant")

**\*\*Property Address:\*\*** Aboard Valley, Chennai

### **### 1. \*\*LEASE TERM\*\***

This Agreement shall commence on \_\_\_\_\_, 20\_\_, and terminate on \_\_\_\_\_, 20\_\_ (the "Lease Term"), unless earlier terminated as per the terms herein.

### **### 2. \*\*RENT PAYMENT\*\***

- **\*\*Monthly Rent:\*\*** â,1\_\_\_\_\_ (Rupees \_\_\_\_\_ only), payable in advance by the 5th of each month.
- **\*\*Mode of Payment:\*\*** Bank transfer to the Owner's account (details provided separately) or as mutually agreed.
- **\*\*Late Fee:\*\*** A late payment fee of â,1\_\_\_\_\_ per day shall apply if rent is delayed beyond the due date.

### **### 3. \*\*SECURITY DEPOSIT\*\***

- The Tenant shall pay a refundable security deposit of â,1\_\_\_\_\_ (Rupees \_\_\_\_\_ only) upon signing this Agreement.
- The deposit shall be returned within 15 days of lease termination, minus deductions for damages beyond normal wear and tear or unpaid dues.

### **### 4. \*\*MAINTENANCE & REPAIRS\*\***

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### **- \*\*Tenantâ€™s Responsibilities:\*\***

- Minor repairs, cleanliness, and upkeep of the premises.
- Prompt reporting of major damages to the Owner.

### **- \*\*Ownerâ€™s Responsibilities:\*\***

- Structural repairs, plumbing, electrical faults, and maintenance of common areas.

### **### 5. \*\*UTILITIES & TAXES\*\***

- Tenant shall bear the cost of electricity, water, gas, internet, and other consumables.
- Property taxes and statutory levies shall be paid by the Owner.

### **### 6. \*\*USE OF PROPERTY\*\***

- The premises shall be used solely for residential purposes.
- Subletting or alterations without the Ownerâ€™s written consent are prohibited.

### **### 7. \*\*TERMINATION & RENEWAL\*\***

- **\*\*Early Termination:\*\*** Either party may terminate this Agreement with 30 daysâ€™ written notice.
- **\*\*Lease Renewal:\*\*** Subject to mutual agreement, with revised terms if applicable.

### **### 8. \*\*DEFAULT & REMEDIES\*\***

- Tenantâ€™s failure to pay rent or vacate upon termination shall entitle the Owner to legal recourse, including eviction as per Tamil Nadu Rent Control laws.

### **### 9. \*\*DISPUTE RESOLUTION\*\***

- Any disputes shall first be resolved amicably.
- Unresolved disputes shall be referred to the competent courts in Chennai.

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### ### 10. \*\*GOVERNING LAW\*\*

This Agreement shall be governed by the laws of India and the State of Tamil Nadu.

### ### 11. \*\*MISCELLANEOUS\*\*

- \*\*Inventory List:\*\* A signed inventory checklist shall be attached.
- \*\*Notices:\*\* All communications shall be in writing and sent to the parties'™ registered addresses.

**\*\*IN WITNESS WHEREOF\*\***, the parties hereto have executed this Agreement on the date first above written.

**\*\*LANDLORD:\*\***

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(Sarath)

**\*\*TENANT:\*\***

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(Parth Bansal)

**\*\*Witnesses:\*\***

1. \_\_\_\_\_

2. \_\_\_\_\_

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**\*\*Note:\*\***

## **Lease Contract**

- Ensure compliance with the **\*\*Tamil Nadu Regulation of Rights and Responsibilities of Landlords and Tenants Act, 2017\*\***, if applicable.
- Consult a local lawyer for registration/stamp duty requirements.
- Attach property photos, ID proofs, and inventory checklist as annexures.

Let me know if you'd like modifications or additional clauses!