



தமிழ்நாடு தமில்நாடு TAMIL NADU

31 JAN 2020 P. Ayyappa

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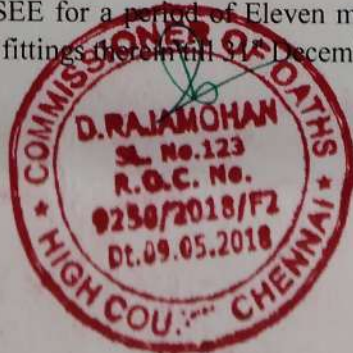
P. லாஸர் (SV)

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## LEASE AGREEMENT

THIS AGREEMENT OF LEASE ENTERED INTO THIS 31<sup>th</sup> DAY OF January 2020 BETWEEN MRS. INDUMATI THEKKULUR SRIDHARAN (Holder of Aadhar No – 7641 5051 0608) aged 40, W/O AYYAPPAN PURUSHOTHAMAN LEGAL HEIRS to the property residing at Plot No 87, No-4 SANGAM Street, Padmanabha Nagar, Chromepet, Chennai 600044, herein after called LESSOR with Mr. P HARIKRISHNAN (Holder of Aadhar No – 9240 9167 1064) aged 31 years, S/O PARAMASIVAM, Residing at 1235/5/512-5, PON NAGAR, SALEM – 636602 herein after called LESSEE.

That for consideration hereinafter mentioned the LESSOR has agreed to let out the property described below to the LESSEE for a period of Eleven months commencing from 1<sup>st</sup> day of February 2020 along with all fixtures / fittings thereof till 31<sup>st</sup> December 2020.



D. Rajamohan  
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ADVOCATE & COMMISSIONER OF OATHS  
No. 16/4, RIG Phase, TNHC  
4th Cross Street, Darga Nagar, Tambaram  
Chennai - 600 047. Cell: 9445438000



The LESSOR and the LESSEE shall have the option to terminate the lease by serving a notice of TWO months in advance.

The LESSOR hereby agree to lease the house (Two Bed Room House located in Ground Floor – GF) at PLOT NO 8, SELVARAJ STREET, GANAPATHIPURAM, NEAR RADHA NAGAR MAIN ROAD, CHROMEPET, CHENNAI 600044, to the LEASEE, comprising of rooms mentioned in the schedule below.

NOW THIS DEED WITNESSTH AS FOLLOWS.

That the LESSEE shall pay the LESSOR for the premises rent of RS.12000/- (Rupees Twelve Thousand) per month on or before 6<sup>th</sup> of each English Calendar Month.

That the LESSEE shall pay for ELECTRICITY CHARGES from the date of lease commences according to the meter installed in the premises.

That the LESSEE shall not be sublet the premises in part or whole without prior consent of the landlord in writing. That the LESSEE to keep the said premises in good tenantable repairs at times during the lease.

That the LESEEE shall vacate the premises at any time on TWO months NOTICE during the period of lease, if the premises required for personal use of the LESSOR. The lease is not transferable without permission of LESSOR.

That the LESSEE uses the premises for DOMESTIC use and does not carry out structural alterations and additions to the building layout, fittings and fixtures without the consent of the LESSOR in writing.

That the LESSEE shall permit the LESSOR, his agent etc, to enter the demised premises for inspection to carryout repairs etc, whenever necessary.

That the LESSEE shall carryout current minor day to day repairs, maintenance to the premises. Major repairs to be carried out by the LESSOR.

That the LESSEE had paid an advance of Rs. 60,000/- (Rupees Sixty Thousands only) which shall be paid at the time of vacating the premises. No interest is payable on advance amount received by the LESSOR to the LESSEE.

That the LESSEE to use the premises for DOMESTIC purpose only and agree not to carry permit to be carried on at any time during the lease, any trade or business on the premises which is again rule of law.

That the LESSEE to deliver the possession of the premises to the LESSOR at the expiry of Lease in such tenantable repairs subject to reasonable wear and tear.



*D. Rajamohan*  
**D. RAJAMOHAN**  
ADVOCATE & COMMISSIONER OF OATHS  
No. 16/4, HIG Phase -V, TNHB,  
Chennai, Durga Nagar, Tamharam,  
C. No. 047. Cell : 94454.0061

That the LESSEE on paying the rent hereby reserved and on abiding by the terms and conditions of lease therein shall peacefully hold and enjoy the demised premises during the terms of lease.

That the LESSOR SHALL PAY ALL EXISTING AND FUTURE PROPERTY TAX or any other tax payable in respect of the property.

That the LESSEE may pay the monthly rent to the LESSOR Account, 527502060004540, UNION BANK OF INDIA, CHROMEPET BRANCH, CHENNAI - 600044.

PROVIDED ALWAYS it is expressly agreed as follows:

That the parties agree that LEASE hereby granted may be renewed should the LESSOR so described for a further period of Eleven Months on terms and conditions subject to the rent being increase by 5% by the LESSOR.

That any notice required to be served hereunder shall be deemed to be sufficiently served on the party thereto if sent to them by letter in writing by the LESSOR.

#### SCHEDULE

Premises at PLOT NO. 8 SELVARAJ STREET (Two Bed Room House located in Ground Floor - GF) GANAPATHIPURAM, NEAR RADHA NAGAR MAIN ROAD, CHROMEPET, CHENNAI - 600044, consisting of One Verandah, One Hall, Two Bed Room, Kitchen, Two Bathroom, Four Ceiling Fans, Eight Tube Lights with Fixtures, Ten roof spot lights, Two Geyser, Two Western Toilet, One Indian Toilet, Three Washbasin, Staircase, leading to the terrace, closed car / vehicle parking in the front, Water Storage Sump and Bore-well, well with One Compressor and Two Motors.

In witness the deed of the parties have signed this agreement on this 31<sup>st</sup> day of January 2020, at Chennai - 600044, in the presence of witness there under.

#### WITNESS:

1. *P.R. Krishnan* P. R. KRISHNAN, 87, PADMANABHA NAGAR  
CHROMPET, CHENNAI - 600044
2. *N. Balamurugan M.* Balamurugan M., 2/614, East Street, Allithurai,  
Trichy - 620102

*Indumathi S.*  
LESSOR

*P. Hanumanth*  
LESSEE



*D. Rajamohan*  
**D. RAJAMOCHAN**  
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