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**H 319546**

**01 Nov 2018**

# RENTAL AGREEMENT

THIS AGREEMENT of rent made on this 1st day of Nov 2018 between **Mr. Suresh Kumar,** resident of Flat No 3, Euphorbia Phase4, DABC Apartments, Polachery, Chennai – 600127. (Hereinafter called the licensor which term shall include unless repugnant to the context of her heirs, successors and assigns) and

**Mr. Kiran Babu Guntumadugu**, having office address of Tata Consultancy Services, 415/21-24, Kumaran Nagar, OMR Road, Chennai – 600119.(Hereinafter called the licensee which term shall include unless repugnant to the context their successor assigns etc., of any other office).

WHEREAS the Licensee herein above, is interested in occupying the said premises for a period of Eleven Months on Leave and License basis for the purpose of residence and has approached the Licensor to allow or to grant licensee in respect of the same.

AND WHEREAS both the Licensor and Licensee desire that the terms and condition shall be reduced in writing

1. That the term of the lease would be for Eleven Months only beginning on 01.11.2018 to 30.09.2019. The contract for tenancy period can be renewed for further period of Eleven months, which of-course will be with the written consent of the Licensor on the terms and conditions to be settled then.

2. That the licensee have paid Security Deposit of Rs.40, 000/- (Fourty Thousand Rupees Only) by cash today duly acknowledged by Licensor and which will be returnable at the time of the expiry of the lease agreement, after deducting all the dues, if any from the Licensee including the value of the loss to the amenities and property in the premises and which will not carry any interest.

3. Monthly rent of Rs.8, 200/- (Eight Thousand Two Hundred Rupees Only) shall be paid regularly in advance by the Licensee by the fifth of each English Calendar Month

4. The licensor shall pay all taxes including house tax and ground rent as are or hereinafter be assessed on the above premises by the Corporation/MMDA or any local authority.

5. The property will be used for residential purpose by not more than 4 persons and will not sublet assigned or otherwise parted with possession of by the Licensee.

6.The Licensee will pay for Electricity (Power and Light) and water charges and monthly maintenance charges for building as fixed by the Association according to the bills or meter readings as the case may be.

7. The Licensee will carry out day to day repairs such as fuses, leakage of water tapes etc. at their own cost, but major repairs such as leakage in electricity, bursting of sanitary pipes, cracks will be done by the licensor at his cost.

8. The tenancy will be terminable on Two month’s notice on either side by the Licensor or Licensee and in case the house is vacated without any notice then the Lessees in lieu of vacating the house without notice will pay Two month’s rent.

In witness whereof the parties hereto have executed this agreement on the day month and year first herein above mentioned written in the presence of the witnesses mentioned below.

LESSOR

WITNESS.

1. LESSEE