

தமிழ்நாடு தமில்நாடு TAMIL NADU

33AB 782405

N. SELVARAJ,
STAMP VENDOR

L.NO. 11727/E/91,
NO.9, KARUMARIAMMAN KOIL ST.,
VILINGIAMPAKKAM,
CHENNAI - 600 071.

LEASE AGREEMENT for C24056 DLEGG

This deed of lease agreement on 01-07-2018 entered into between Mr. C.MANOCHARAN aged 43 yrs, S/o. Late M.Chinnakannu and E. MANJULA aged 43 yrs W/O Mr. C. MANOCHARAN, presently residing at "No.23,3rd Cross Street, Thiruvassagam salai, Sri Balaji Nagar, Pattabiram ,Chennai -72,herein after called the Lessor ,which term includes his legal representatives ,assigns, administrators ,and executors

And

Mr. Mr. Srinath (TCS ID Card No- 773127),Mr. S.M.Vignesh (TCS ID Card No- 774172), Mr.S.Guru Vignesh (Agilysys Technologies India Pvt Ltd ID Card No- 1280) and Mr.Krishna Kumar (WIPRO ID Card No- 318423), 4 individuals herein after called the Lessee, which term includes his legal representatives ,assigns, administrators ,executors on this day as follows:

Thyilhu

Whereas the lessor the owner of the premises bearing Flat no C24056 with covered car parking, No-B-24/226 in the Garden city, DLF-OMR, Chennai, is desirous of leasing above said premises, and the lessee agrees to take on lease the said portion on the following terms and conditions.

Now this deed of lease agreement witness as follows:

The lessor and the lessee have agreed for a monthly rent of **Rs.12,500/- (Rupees twelve thousand and five hundred only)** which excludes of monthly maintenance charges by DLF garden city and this amount to be paid by the lessee on or before 1st of every English calendar month.

The lessee has paid an advance of **Rs 60,000 (Rupees Sixty thousand only)** in two instalment as Rs. 10,000 dated 03-07-2018 and Rs. 50,000 dated 20-08-2018 through online payment to lessor HDFC (Pattabiram Br, Chennai-72) A/C number – **07511530017774**, which interest free to the lessor. This advance payment is non-adjustable and will be returned by the Lessor to the Lessee on the termination of the lease after adjusting any dues if any, electricity and other changes if any, to be agreed upon at the time of vacating the said portion.

The Lessor shall permit the Lessee to enjoy the above said portion quietly and peacefully without any interruption or disturbance by the lessor or by any person claiming through him.

The lessee covenants with the lessor as follows ;

1. To Pay monthly rent **Rs 12,500 on or before 5th of every month as per English calendar.** The online payment can be done by Lessee to lessor Mr. **C.MANOCHARAN (A/C No-07511530017774, HDFC Bank, Pattabiram branch, Chennai -72, The IFSC code –HDFC0000751.**
2. To use the said portion only for residential accommodation the purpose for which the portion has been leased to him
3. The lessee should not sub-lease the portion, or put any person or persons or any legal entities or company in possession of the portion. No sub-leasing is permitted and if the Lessee is not willing to keep the portion for himself he should give one month notice and vacate the portion.
4. The Lessee shall keep the portion in a proper condition excepting normal wear and tear and permit the Lessor or his representatives to inspect the portion as and when desired by the Lessor. At the time of vacating the portion if any damages are caused to the portion, the reasonable repair charges will be deducted from the advance amount at the time of repaying the advance.
5. The lessee shall pay the electricity charges as per the separate TNEB meter fixed for his portion.



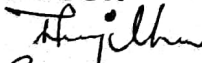
6. The Lessee undertakes to pay or meet the repair or maintenance of water pipe line ,electrical spares for himself during ware and tare. The portion which is taken possession is provided with amenities and electrical accessories as specified herewith (4)four CFS lights ,and (4)four Tube lights,(4)four ceiling fans ,(3)three exhaust fans .The Lessee has to put his own required electrical fixtures other than the mentioned for his use and could take with him at the time of vacation the portion.
7. The lessee agree with the lessor not to make any structural alterations or cause any structural damage to the portion and maintain the condition of the portion as it is at the time of taking possession.
8. The lessee covenants to keep the common places clean and should not cause hindrance to other occupants of the premises.
9. The Lessee agrees to vacate the premises in case there is default in rent of two months either consequently or otherwise and handover vacant possession to the lessor ,
10. If lessee wants to vacate the portion, he has to inform lessor two months in advance prior to vacate the portion.

The LESSOR and LESSEE mutually covenants as follows:

On the Lessee paying the rent as agreed upon and the Lessor on his party carrying out his covenants as agreed, the lessee for the said portion is for a period of **ELEVEN months commencing from 1st August 2018 and ending with June 30 2019.**

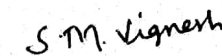
IN WITNESS WHEREOF the LESSEE and the LESSOR herein set their hands on this 1st August 2018

LESSOR


(E. KIANJULA)
C.MANOCHARAN

Ph-7845245189 & 9941029056

LESSEE


Mr. S.M.Vignesh

Mr.S.Guru Vignesh

Mr.Krishna Kumar