



AGREEMENT

This agreement is made at Chennai, 28th day of December 2023 between **Mr. Vellaikkannu P S/o Palaniyandi**, residing at **#5B – G1, Vendan Nagar, S Kolathur, Chennai – 600117** hereafter called the **LESSOR** which term wherever the context shall mean and include his heirs, legal representatives, executors, successors, administrators and assigns of the One Part.

AND

Mr.Periasamy P. residing at #13 TVS Avenue, Padavattaman Kovil Street, Padi, Chennai -600050 hereafter called the **LESSEE** which term wherever the context shall mean and include her heirs, legal representatives, executors, successors, administrators and assigns of the One Part.

Whereas the Lessor is the sole and absolute owner of the entire premises bearing **#13 TVS Avenue, Padavattaman Kovil Street, Padi, Chennai -600050**.

It is further agreed between the Lessor and Lessee as follows:

Whereas the Lessee approached the Lessor for renting the house described in the Schedule hereunder written for a period for 11 months (Eleven months) from December 2023 subject to its renewal annually.

Whereas the Lessor agreed to let out the house more particularly described in the Schedule hereunder for a month rent of Rs.32,000/- (Rupees Thirty Two Thousand Only) as described and on conditions that the Lessee shall vacate and deliver the vacant possession immediately on the expiry of the period.

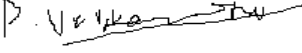
Whereas the Lessee agreed to the following terms and conditions of the Lessor.

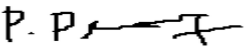
1. The Lessee agrees to pay the monthly rent to the Lessor on or before 3rd of every month from April.
2. The #13- Portion (2 BHK) of the premises is let out to the Lessee for residential purpose only. The Lessee hereby agrees that he will not use the house for any other purpose except the said purpose, i.e. residential for which the house is let.
3. The Lessee shall not sublet the house to anybody.
4. The Lessee shall not construct or alter any structure or demolish the existing structure.
5. The Lessee shall permit the Lessor or his authorized agent to enter into the house let out to him for inspection or for repairs at any time.
6. The Lessee shall be responsible for any breakage, damage done to the pipe line, water or electrical connections, electrical fittings and all other fixtures or to part of the building.
7. The Lessee shall be entitled to make a request for the renewal of this lease for a further period, one month prior to the expiry of the Lease under this Agreement and the Lessor may extend the lease on such terms and conditions as may be mutually agreed upon by the parties hereto one month prior to the date of expiry of the tenancy.
8. If the Lessee vacates the house described in the schedule before the expiry of the contract period of 11 months the rent for the balance period will be adjusted from the advanced amount.
9. The notice period for vacating the house is two months for both the parties (Lessor/ Lessee)
10. If the Lessee vacates the said house before the end of the month the rent for that full month to be paid.
11. The Lessee hereby agrees that in the event of the breach committed by him in respect of any one or more of the conditions contained in this agreement, the Lessor shall be entitled to resume possession of the Schedule mentioned house.
12. The Lessee has paid Rs.48,000- (Rupees Fourty Eight Thousand Only) towards advance amount and this deed will be the proper acknowledgement of the said amount and this amount will not carry any interest. This amount will be returned at the time of the Lessee vacating the said portion. Hence the Lessee should not adjust the rent amount from the advance amount.
13. Tube lights/bulbs provide to be in good working condition at the time of vacating the premises.
14. The Lessee has to pay the electric charges as per the Electricity Board meter reading.

Schedule of Property

All the piece and parcel of the land with the building erected thereon belong to the Lessor #13 TVS Avenue, Padavattaman Kovil Street, Padi, Chennai -600050

In witness thereof the properties hereto have set their thumb impressions or signatures on the day, month and year first above written above.

Signed by Lessor 

Signed by Lessee ,

Date: 28 December 2023

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WITNESSES:

1. Kiran K
66 Jai Nagar Extension
2ndstreet Karumandapam
Trichy - 6200001
2. N Sanaji
66 Jai Nagar Extension
2ndstreet Karumandapam
Trichy - 6200001