



5 MAY 2021

#### LEASE AGREEMENT

91AB 615988  
T.S. NAGARAJAN  
Stamp Vendor  
License No. 17579/B7/95  
High Court Campus  
Chennai-104,

This agreement of lease executed on this **6th day of May, 2021** between **Smt. Vijayalakshmi Sankaranarayanan**, w/o. Shri T. A. SANKARANARAYANAN, residing at Mani Nivas, T. C. No. 40/1351(5), KNRA 35, Third Puthen Street, Manacaud, Thiruvananthapuram – 695009 (herein after called the Lessor) and **Shri. Laxman Swamy S/o. Shri. Kuppu Swamy** (herein after called the Lessee) witness as follows:

Whereas the lessor is the owner in possession of **Flat no. 38-1-L**, Cee Dee Yes Chennai Pattinam, Ammapettai Village, Nellikuppam Road, Thiruporur, Pincode: 603108.

Whereas the lessee has proposed to take **the Flat No. 38-1-L**, Cee Dee Yes Chennai Pattinam on lease from the lessor for the purpose of lessee's residence and lessor has agreed to the proposal.

Now, therefore, the lessor hereby delivers vacant possession of the flat to the lessee and the lessee hereby occupies the flat in pursuance of the lease and it is mutually agreed that lease shall be subject to terms and conditions hereinafter specified.

1. The Lessee has seen the flat and has convinced himself as to the good condition of the flat and as to the suitability of the flat for his residential purpose.
2. The monthly rent of the flat shall be **Rs. 6000/- (Rupees Six thousand only)** and the rent of each English Calendar month shall be payable without default not later than 5th day of succeeding month.
3. Maintenance of **Rs. 2036/-** should be payable on or before 5th of succeeding month to maintenance department of Cee Dee Yes.

S. Vijayalakshmi

Laxman

4. The lessee hereby has paid **Rs. 25,000/- (Rupees twenty five thousand only)** through NEFT as advance for the purpose of lease and the said advance shall be repayable without interest at the time of vacating the flat, provided the lessor has the right to deduct from the advance such amount and may in his opinion be necessary to repair the damages if any caused to the flat during the period of lease. The lessee should hand over the flat in a neat and clean condition at the time of vacating the flat.
5. The lessee shall not sublet the flat or in any manner induct into the flat any other person. The flat shall be used by the lessee only for his residential purpose.
6. The lessee shall not cause any damage to the building or to the affixtures thereto and shall not allow any other person to cause any damage to the flat nor shall the lessee carryout any kind of alteration in the flat.
7. The charges of Electricity incurred during the period of lease shall be paid by the lessee even if the bills for the charges are received after vacation of the flat by the lessee.
8. The lessee shall not use or shall permit the use of the flat for any purpose prohibited by law.
9. In the event of violation of any of the terms and conditions it shall be open to the lessor to terminate this lease deed and enter the property evicting the lessee, notwithstanding anything contained herein relating to the period of lease. In case of such violation the lessee shall be bound to vacate the flat in accordance with the direction of lessor.
10. This lease is valid for 11 months and the lease can be withdrawn by either party by giving two months prior notice. After eleven months if both parties agree to extend the period, the rent shall be enhanced by 5% of the existing rent every year.

Subject to the above terms and conditions, the lessee hereby enter the property as lessee on this 6th day of May 2021.

**Schedule details of the flat:**

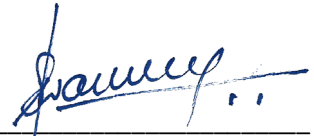
38-1-L, Cee Dee Yes Chennai pattinam, Ammapettai Village, Nellikuppam Road, Dist. Chengalpattu, Kanchipuram, Tamilnadu-603108.

**Fittings:** Bulbs, tube lights, chimney, geysers etc.

In witness whereof lessors and the lessee have set their hands into this on 6th day of May, 2021.



**Vijayalakshmi Sankaranarayanan**  
(Lessor)



**Laxman Swamy**  
(Lessee)