



தமிழ்நாடு தமில்நாடு TAMILNADU

BG 827072

10 OCT 2022

SARAVANA KUMAR.R

CHENNAI

T.V. Saravanan
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195, MUTHURANGAM ROAD
W. TAMBARAM, CHENNAI-45.
No. 9593 / 81/2000 DT. 7.9.2000
Cell: 98413 19588.

THIS RENTAL AGREEMENT is made on this, the 1st day of Nov, 2022 (TWO THOUSAND TWENTY TWO) at Chennai.

Mrs, SUGANYA T M residing at No. 1/236, Kudi Street, Thengalpalayam, Rasipuram, Namakkal - 646301, hereinafter called the "OWNER" which term shall mean and include whatever the context so admits and permits his legal heirs, legal representative, executors, administrators and assigns of **ONE PART. AND Mr. R. SARAVANAKUMAR S/O of Mr. P. RADHAKRISHNAN**, hereinafter called the "TENANT" which term shall mean and include whatever the context so admits and permits his legal heirs, legal representative, executors, administrators and assigns of **OTHER PART.**

WHEREAS the OWNER herein is the sole and absolute owner of all that piece and parcel of the residential House, No.8, Kannan Nagar, Camp Road, Selaiyur, Chennai 600073 and more particularly described in the SCHEDULE here under

T.M. Suganya

R. Saravanan

AND WHEREAS THE TENANT has approached the OWNER to demise the SCHEDULE mentioned House on Monthly rental basis for Residential purpose for a period of 11 months on the terms and conditions hereinafter mentioned and the OWNER has also herby agreed to demise the SCHEDULE mentioned House to the TENANT on a monthly rental on the following terms and condition.

NOW THIS LEASE AGREEMENT WITNESSTH AS FOLLOWS:

1. The Lease shall be initially for a period of 11 months, commencing from 1st Nov 2022 and shall expire on the 1st Oct 2023, upon completion of 11 months.
2. The Lease is strictly **for Residential purpose** to accommodate the occupier of the TENANT. The Lease is according to the English Calendar Month.
3. The **TENANT** has agreed to pay the Monthly Amenity charges on or before 5th day of the every succeeding month for the demised property more fully described in the SCHEDULE here-under in the following manner.

- (i) Rs 40000.00 per month (Rupees Forty Thousand only) towards Rent.
- (ii) Rs 400000 (Rupees Four Lakh only) as one time interest free deposit to be paid by the TENANT at the time of taking possession of the premises and refunded by the OWNER at the time of receiving vacant possession of the premises (Refer Point 16 for details)

4. Apart from the monthly rent, the **TENANT** shall pay Electricity Consumption charges (At actuals) and Water Charges if any to the authorities concerned.
5. That the **OWNER** shall have full control over the supervision and management in respect of the said House and the **TENANT** shall not, in any way, interfere with the **OWNER's** right of maintenance nor the OWNER interfere with the TENANT's rights of quiet & peaceful undisturbed tenancy & occupation.
6. The **TENANT** should keep the demised premises in good and tenant-able condition, as any prudent person would do with his/her property.

7. The **TENANT** shall not use the demised premises for any purpose other than for which it was let out nor shall sub-let or sub-lease the portion let out to him to any third party.

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8. The **TENANT** shall not commit default in the payment of rents and if the **TENANT** fails to pay the monthly rent within the stipulated time for two consecutive months, the lease shall stand canceled and the **TENANT** shall vacate the House forthwith.
9. The **TENANT** covenants to keep the demised premises in good and tenant-able condition during the continuance of this Lease and also no make any permanent additions or alteration in the same.
10. That, in case of damage caused by the **TENANT** to the SAID PREMISES during the period of use, **TENANT** shall be held responsible for compensation and other charges as the case may be and such charges may be adjusted from the security deposit amount when the same is refunded upon completion of the licensing agreement tenure (Vacation of House).
11. The **TENANT** shall handle the fittings and fixtures in the Demised premises and maintain the same properly.
12. The **OWNER** shall pay all taxes and Levies due to Municipal Corporation.
13. That the **TENANT** shall not create any untoward disturbance or nuisance and shall not allow any anti-social person in the SAID PREMISES.
14. That the **TENANT** shall not keep or store any Illegal inflammable article or explosives that endanger life and property.
15. Either The **OWNER** or the **TENANT** may terminate the Lease agreement by giving written notice **2 (Two) months in advance**. However the **TENANT** is free to terminate the licensing agreement with a shorter notice period in which case the monthly rental for the premises & fixtures only, for the period of two months, shall be paid as compensation to the **OWNER**.
16. That no interest shall be payable on the deposit amount, which would be refunded by the **OWNER** after deducting the arrears in rent and damages if any, at the time of **TENANT** vacating and handing over the vacant and peaceful possession of the demise premises to **OWNER**.
17. That **the said lease shall stand automatically terminated** in case the **TENANT** fails to comply with any of the stipulated terms and conditions of this agreement.

T.M. Sengupta

P. Saravalli

18. On the Expiry of the Lease Period of 11 months, this Lease Agreement can be renewed on the 5% increase of rent per annum, after expiry of the agreement and conditions for a further period of 11/22 months upon execution of a fresh lease agreement.

SCHEDULE

ALL THAT PIECE AND PARCEL OF House BEING NO Plot. No.B1, Door No. 8, Kannan Nagar, Camp Road, Selayur, CHENNAI 600073. One covered car park.

IN WITNESS WHEREOF this agreement upon above-mentioned terms and conditions both the OWNER and TENANT hereby are subscribing their respective hands and seals to the day, month and year first above written.

SIGNED SEALED AND DELIVERED IN PRESENCE OF
WITNESSES:

1. *C. Hemalatha*

T.M. Suganya

SIGNATURE OF THE OWNER

2.

R. Saravanan

SIGNATURE OF THE TENANT