



தமிழ்நாடு தமில்நாடு TAMIL NADU

11 - JUN 2019

LEASE DEED

64AB 630207

R. SANKAR  
STAMP VENDOR  
LICENCE No: 1481/94,  
No. 2, MADLEY ROAD,  
T. NAGAR, CHENNAI-17

This LEASE DEED is made and executed at Chennai on this First day of June 2019 between (1) **Mr. S.V.Narasimhan**, son of Mr. S.V.Sreenivasavaradan, aged about 71 years, Occupation Retired Government servant residing at First floor, 26, 7th Cross street, Mahalakshmi nagar, Adambakkam, Chennai 600088, hereinafter called **the Lessor** which expression shall, wherever the context so required or permits, mean and include the said Mr. S.V. Narasimhan, his heirs, executors, administrators, legal representatives, and assigns of **the one part**;

AND

(2) **Mr. Venkateshwaralu Srikarunyan**, s/o Mr. R.Srikarunyan, aged 38 Years, Assistant Vice President, Bank of America Merrill Lynch, Chennai, residing at temporary residence 3C, Southbay Terrace, #9, 1<sup>st</sup> Main Rd., Gandhi Nagar, Adyar, Chennai 600020, (permanent resident of Chennai 603103) hereinafter called **the Lessee** which expression shall wherever the context so requires or permits, mean and include the said Mr. Venkateshwaralu Srikarunyan, his heirs, executors, administrators, legal representatives the other part.

*Sr. Narasimhan*

*Venkateshwaralu*



WHEREAS the LESSOR is the true and rightful owner in possession of resident premises in 3C South bay Terrace, #9, First Main Road, Gandhi Nagar, Adyar, Chennai 600020, more fully described in the schedule hereunder and hereinafter referred to as SCHEDULED PREMISES.

AND WHEREAS the LESSEE has agreed to take and the LESSOR has agreed to lease the apartment in 3C, South bay Terrace.

AND WHEREAS the parties have mutually agreed to reduce the terms and conditions in writing and execute lease deed in respect of the Scheduled Premises on mutually for a period of ELEVEN(11) Months commencing with effect from 01 June 2019 and terminating on 30 April 2020 on the following terms and conditions.

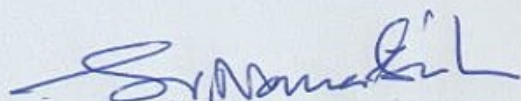
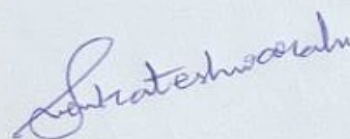
**NOW THEREFORE THIS LEASE WITNESSETH AS FOLLOWS:**

1. **GRANT OF LEASE**

The LESSOR hereby grants unto the LESSEE and the LESSEE hereby take on lease part of the Scheduled Premises upon the terms and conditions hereinafter set forth.

2. **TERMS OF LEASE:**

- a) This lease shall be for a period of 11 months deemed to be commencing with effect from 01 June 2019 and terminating on 01 April 2020.
- b) The Lessee expressly agrees and binds themselves to the responsibility of vacating the said premises at their own risk and cost and handover peaceful possession of the premises along with the furniture and fixtures in good order and condition to the owner on expiry of the period of this agreement.
- c) **DEPOSIT:** The Lessee has paid an amount of Rs. 1,38,000/- (Rupees One lakh Thirty Eight Thousand Only) as interest free security deposit to the LESSOR. The LESSOR shall however refund the deposit amount to the Lessee after verifying the following terms, and if the Lessee, vacates the premises prior to the Lease Period on or completion of the lease period whichever is earlier.
  - a. The condition of the premise at the time of the vacation is maintained as per the agreement.



- b. The Lessor will return the security deposit upon the expiry of this Agreement and shall retain an amount of Rs.10,000/- (Rupees Ten Thousand only) of the security deposit for a period of one month, till all dues towards electric bills, telephone bills, cable bills, paper bills or any other dues have been paid by the Lessee. The Lessee shall not be entitled to set off the security deposit against the monthly compensation.
- d) The lease may be renewed on the terms and conditions that may be agreed to by the parties mutually in written.

### 3. RENT:

It is agreed that the rental payable by lessee to the lessor for the Scheduled property shall be Rs. 23,000/- per month. The rent is payable **on or before 5<sup>th</sup>** of every English calendar month for the previous month as follows:

- 1) Rs. 23,000/- per month for the period from 01 June 2019 and terminating on 01 April 2020.
- 2) The lessee shall pay monthly Maintenance to the Southbay owner's Trust as per their norms applicable from time to time and an amount as specified by the trust.
- 3) The rent shall be enhanced by a minimum of 5% for the next lease period on extension of lease by mutual agreement. Extension of lease period is also by mutual consent and agreement. A fresh Lease Deed shall be executed.

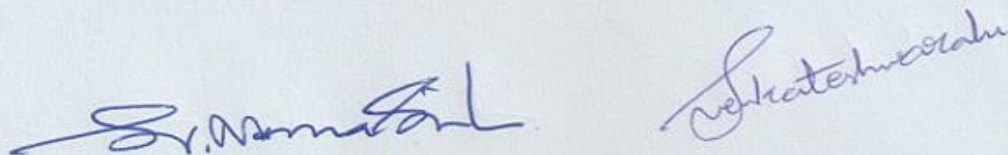
### 4. ELECTRICITY, WATER AND CORPORATION TAXES:

It is mutually agreed that in addition to the rent stipulated in Clause 3 above, the Lessee shall be liable to pay electricity and water charges as levied by concerned department from time to time in respect of the Scheduled Premises. All other Taxes, if any like Corporation Taxes, Water & Sewerage taxes for the property will be paid by the Lessor.

### 5. LESSEE'S COVENANTS:

The LESSEE hereby covenants with the LESSOR as under:

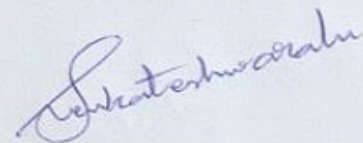
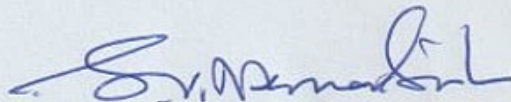
- a. To pay the rent hereby reserved on the date and in the manner aforesaid.
- b. Not to make any addition, alteration or modification to the structure of the Scheduled Premises without the prior written consent of the LESSOR.



Two handwritten signatures in blue ink are present at the bottom of the page. The signature on the left is more stylized and appears to be 'S. R. Narasimhan'. The signature on the right is more legible and appears to be 'S. R. Narasimhan'.



- c. The Lessee shall maintain the Scheduled premises in a clean manner without causing any damage to the structure/ fitting provided therein. The Lessee shall maintain the property during the period of the lease and undertake the responsibility for any repairs (except major structural repairs) to the Scheduled premises during the period of the lease. The lessee is at liberty to paint the interiors and exteriors of the scheduled premises once again at lessee's costs and expenses.
- d. The Lessee shall not carry on any manufacturing or production activity in the scheduled premises.
- e. During the subsistence of the lease, the lessee shall not sublet or sub-lease or under let, assign their interest or part with any portion of scheduled premises to any person or persons.
- f. The Lessee shall not create any charge, assign and mortgage or encumber their leasehold rights of the Scheduled premises in favor of any person including any bank or financing institution without prior written permission of the lessor.
- g. The Lessee shall use the demised premises for his residential purposes only and shall not sublet the premises or any part thereof to any one even as a paying guest accommodation
- h. The Lessee shall keep the premises and the floor, ceilings, doors, windows, electric installations, water taps and other fittings, fixtures thereof in good condition subject to normal wear and tear. The Tenant shall take care of ordinary repairs like replacement of electrical bulbs and repair work of a cost not exceeding Rs. 1000 (One Thousand) at any one instance.
- i. That the Lessee shall not use the Premises for storage of any inflammable or hazardous material.
- j. The lessee shall permit the lessor or his authorized representative agents to enter the scheduled premises at all reasonable hours for inspection.
- k. On completion or termination of lease for whatever reason, the lessee shall vacate and hand over the vacant possession of the Scheduled premises on the termination of the tenancy in good condition with all fixtures, fitting and electrical installations. At the time of vacation of premises, the lessee is responsible for dismantling partition etc. That he might have erected with lessor's consent and ensuring that the premises be handed back to the lessor in proper condition.





7. **LESSOR'S COVENANTS:**

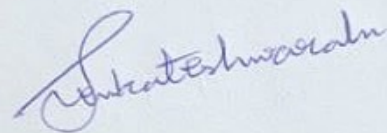
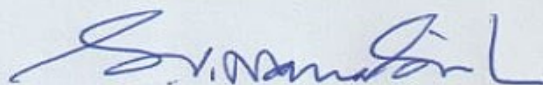
a. To permit the LESSEE to enjoy quiet possession of the scheduled premises during the lease period without any interruptions by the LESSOR or any person claiming to represent him, in-trust for him, provided that the LESSEE has paid the rent as provided herein and is performing all obligations under the lease.

b. The LESSOR stipulates that there are no rates, assessments, duties and charges unpaid or outstanding at the present time and covenants to pay any such dues, which pertain to the time prior to commencement of the lease if they should come to light subsequently.

8. **TERMINATION OF THE LEASE:**

The lease shall be determined under all or any of the following conditions and circumstances.

1. By efflux of time.
2. The monthly rent shall be paid regularly and without default on or before 5th day of the month next following that for which the same shall have accrued and fallen due, and in case the same shall remain unpaid and be in arrears till the expiry of the last day of the succeeding month, the Lessor shall be entitled to terminate the lease and re-enter the demised premises or lease it to a third party at the risk of the Lessee, holding the Lessee liable for all losses, damages and expenses as may be sustained by the Lessor by reason of the earlier determination of the lease or lease to a third party as the case may be.
3. If the scheduled premises or any part thereof is severally damaged or destroyed due to any reason whatsoever and becomes unfit for use and occupation. In the event of any such damage is caused for the reason attributable to the lessee, the lessee shall always be liable to compensate and reimburse the lessor for any such loss and damaged caused to the scheduled premises.
4. In case the lessee commits breach of terms and conditions of lease, the lessor shall be entitled to terminate the lease and evict the lessee, irrespective of period of lease 2 months notice.
5. During the subsistence of the lease, either party may terminate the lease by giving two months notice in writing without specifying any reason thereof provided at least 11 months have elapsed since the commencement of the lease.



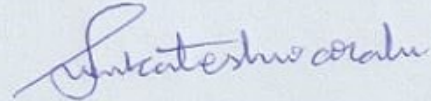


**SCHEDULE OF PROPERTY**

All the premises situated at apartment **3C South bay Terrace, #9, First Main Road, Gandhi Nagar, Adyar, Chennai 600020**, comprising of total floor area of 890 Sq. ft approximately,

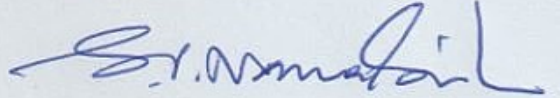
IN WITNESS WHEREOF, THE PARTIES have set and subscribed their respective hands hereunto on the day, month and year, first above mentioned.

**LESSEE:**



(Mr . Venkateshwaralu Srikarunyan)

**LESSOR:**



(Mr. S.V.Narasimhan)

**WITNESSES:**

- 1.
- 2.

Bank particulars for credit of Caution deposit and Rent

S.V. Narasimhan

State Bank of India  
Brindavan Nagar Branch, Chennai 88

Account No: 109 121 72801  
IFSC Code: SBIN0011753  
MICR Code : 673 002 095

No. 89, Mahalakshmi Nagar First Main Road,  
Adambakkam, Chennai 600088