



தமிழ்நாடு தமில்நாடு TAMILNADU

23.9.2019

S. Krishnamoorthy

BW 573481

K. MAHALAKSHMI

S.V.L. No.3016 / 2 / 95
New No.11, Old No:8, 2nd Street,
Mangalapuram, Chetpet,
Chennai-31 Cell: 9382895090

THIS DEED of lease of residential premises executed at Chennai on this 1st day of April, 2021

BETWEEN Mrs. Jalaja Krishnamoorthy, wife of Mr. S. Krishnamoorthy, residing at No.288 (Old No.253), Avvai Shanmugam Salai, Gopalapuram, Chennai 600086 hereinafter referred to as "the LESSOR" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to include his heirs, legal representatives, executors, administrators and assigns, etc.,) of the ONE PART ;

And

Mr. M.S. Krishnan, S/o (Late) Mr M.K. Sundaram currently residing at No.26A, KK Road, Valmikinagar, Thiruvanmiyur, Chennai 600041 hereinafter called the "LESSEE" of the other part

Witnesseth:

M.S. Krishnan

Jalaja Krishnamoorthy

The terms Lessor and Lessees shall wherever hereinafter occur mean and include their respective legal heirs, successors, administrators and assigns.

WHEREAS the Lessor herein is the sole and absolute owner of the residential flat situated at Flat Old No.10A/New No.26A, Kottiwakkam-Kuppam Road, Valmikinagar, Thiruvanmiyur, Chennai 600041 having a total 1400 sq.ft. including common area, covered car parking and consisting of 3 bed rooms, one hall, one kitchen, verandahs with the provision of air conditioners in all the bed rooms and hall and modular kitchen and with wardrobes in all the three bedrooms and geysers in two bath rooms hereinafter referred to as the "FLAT",

WHEREAS the Lessees herein have approached the Lessor herein and offered to take the said flat for their residential occupation, on a monthly lease rent, under certain terms and conditions.

WHEREAS the Lessor herein has agreed to lease the flat in favour of the Lessees herein for a monthly lease rent under certain terms and conditions mutually agreed upon between themselves.

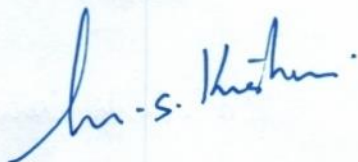
WHEREAS the Lessor and the Lessees herein have further agreed to reduce the terms and conditions of their mutual Lease Agreement into writing.

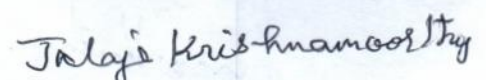
NOW this Deed of Lease Agreement Witnesseth:

This lease agreement shall come into force with effect from 1st April, 2021

That in consideration of the rent and amenities charges hereby reserved, the Lessor herein, hereby grant, the Lessees herein the Lease of the Flat for the residential occupation of the Lessor herein.

That in consideration for the residential occupation by the Lessees herein in the Flat belonging to the Lessor herein, the Lessees shall pay a monthly rent of Rs.25000/- Rupees Twenty Five thousand only) towards the rent of the Flat





after deducting TDS, if any, as per I-T Rules and the same shall be paid by cheque or bank transfer through NEFT to the Lessor's SB Account No.32023120814 in State Bank of India, Gopalapuram, Chennai 600086

Such rent shall be paid by the Lessee herein to the Lessor herein on or before 7th day of every succeeding English calendar month.

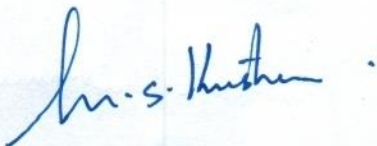
That the monthly rent of Rs.25000/- will be revised at the expiry of this lease and that the Lessee herein agrees for the upward revision of the rent at a mutually agreed percentage, not less than 10%.

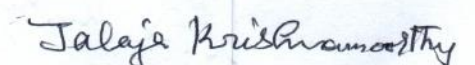
The period of lease shall be for 11 months commencing from 01/04/2021 and may be renewed for further period or periods at the option of the Lessor only. It is hereby expressly agreed between the Lessor and Lessees herein that in the event of either party deciding to terminate the lease agreement before the expiry of the initial year, the same shall be terminated by giving one month notice of such termination of the lease in writing to the other party, in which event, the lease agreement shall stand terminated and the Lessees shall vacate the premises and hand over to the Lessor herein or his nominees.

The Lessee has paid an advance of Rs.150000/- (Rupees One lakh Fifty thousand only) as the rent advance free of interest receipt of which is hereby acknowledged by the Lessor and which shall be kept by the Lessor herein as a Security Deposit and which shall be refunded to the Lessee herein at the time of the termination of this lease agreement.

The Lessees further covenant with the Lessor as follows:

1. To carry out day to day routine maintenance such as repairs to leaking taps, replacement of fused bulbs, periodical maintenance of air conditioners and geysers etc.
2. To pay consumption charges for electricity and water including meter rent on the basis of bills as demanded by the concerned authorities every month, in the name of Lessor.
3. To pay the monthly/periodical charges for the general upkeep of the tenants of the building as prescribed by the Flat Owners' Association direct to the Association

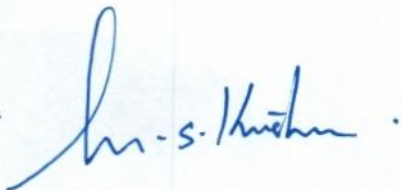


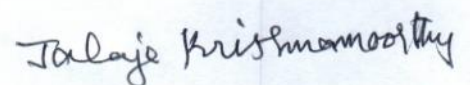


4. Not to carry on any obnoxious or dangerous trade or occupation in the demised portion.
5. Not to sublet the portion or any part thereof without the consent in writing of the Lessor and not to use the said Flat in such a way, which in the opinion of the Lessor may cause nuisance, annoyance or inconvenience to the Lessor or to the other tenants of the said building.
6. To surrender vacant possession of the demised portion to the Lessor in good condition subject to reasonable wear and tear.
7. To replace or repair fused bulbs, broken taps, ceiling fan, air conditioners, geysers etc., if any, at the time of vacating the premises.
8. To observe and obey all the conditions of the flat owners association as amended from time to time and to cooperate with the other flat residents to keep up the harmony and peaceful living, as is customary in any flat-type residential occupation.

It is further covenant by the Lessor herein as under:

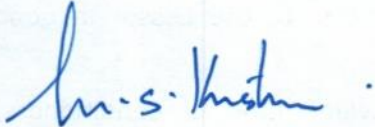
1. To pay all the taxes including the Corporation property tax, Chennai Metropolitan Water and Sewerage Board taxes levied half yearly and such other taxes in connection with the Flat, that may be levied or to be levied by the Government Local Authority or Civic Body etc.
2. To effect periodical white wash, colour wash, etc. in accordance with the custom and practice and also to effect structural repairs as may be required from time to time.
3. To permit the Lessee to install in and take away from the flat, their own furniture, fixtures, electric fittings, telephones etc. The Lessee while installing or removing such fixtures shall see that no damage is done to the structures of the building.

 M. S. Krishna .

 Jalaja Krishnamoorthy

The Parties hereby mutually agree to be bound to their respective rights and responsibilities and agreed upon in terms of the clauses herein before mentioned and shall act diligently to the greatest common advantage.

In Witness whereof we have executed this lease agreement on the 2nd July 2012 in the presence of witnesses.



LESSEE: /M.S. KRISHNAN/



LESSOR: /JAJAJA KRISHNAMOORTHY/

WITNESSES:

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