

भारतीय गैर न्यायिक

बीस रुपये

रु.20

भारत



Rs.20

TWENTY
RUPEES

INDIA NON JUDICIAL

தமிழ்நாடு தமில்நாடு TAMIL NADU

13/6/2020
RAZIA BEGAM INAYATULLAH,
Chennai

73AB 618331

R. RAGUPATHI
STAMP VENDOR, L/No. C3/4839/83
No. 37, VILLAGE ROAD, NOW KNOWN AS
No. 79/91, VALLUVARKOTTAM HIGH ROAD
NUNGAMBAKKAM, CHENNAI-600 034
MOBILE : 9445114347

THIS RENTAL AGREEMENT is made on this, the 7th day of June 2020 at Chennai.

BETWEEN

Mrs. Razia Begam Inayatullah, W/o. Galapsa Inayatullah, aged about 69 years, residing at Block No.1, Apt. 2G, Ramaniyam Eden, 46/1, Velacherry Main Road, Velachery, Chennai 600 042 hereinafter called the "LESSOR" 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. D. Jenifer King S/o. Dharmaraj residing at No.79-1/4, Main Road, Kamajar Nagar, Ilankulam, Thirunelveli 627 110 family hereinafter called the "LESSEE" 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.

Lessor

Lessee

WHEREAS the LESSOR herein is the sole and absolute owner of all that piece and parcel of the residential **Flat No.A-302 (3rd Floor) A Block, SIS Marakesh, Karanaipuducheri Road, Urappakkam 603 210, Chengalpattu Taluk, Kancheepuram District** and more particularly described in the SCHEDULE hereunder. Area of said premise is 1370 Sq.ft.

AND WHEREAS THE LESSEE has approached the LESSOR to demise the SCHEDULE mentioned FLAT on Monthly rental basis for Residential purpose for a period of 11 months on the terms and conditions hereinafter mentioned and the LESSOR has also hereby agreed to demise the SCHEDULE mentioned FLAT to the LESSEE 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 **May 1st 2020 and shall expire on March 31st 2021**, upon completion of 11 Months.
2. The use of the premises is strictly **for Residential Purpose** to accommodate the occupier of the Lessee. The Lease is according to the English Calendar month.
3. The **LESSEE** has agreed to pay the Monthly Rent of **Rs.15,500/-** (Rupees Fifteen Thousands and Five Hundreds Only) on or before 5th day of every succeeding month by cash deposited to bank **RAZIA BEGAM, State Bank of India, Dhandeeswar Nagar Velachery Branch, SB A/c. No.55148292893 IFSC Code SBI0051166** demised property more fully described in the SCHEDULE hereunder in the following manner.
4. **Rs.75,000/- (Rupees Seventy Five Thousand only)** being the deposit amount as one time interest free **SECURITY DEPOSIT by cash** to be paid by the **LESSEE** at the time of taking possession of the premises and refunded after any deductions (see point 12) by the **LESSOR** within three days after receiving vacant possession of the premises.
5. Apart from the monthly rent, the **LESSEE** pay for the following charges/fees All Maintenance Charges as decided by SIS Marakesh and /or Owners' Association **Directly** to SIS Marakesh. The Maintenance charge relates to charges and expenses incurred for the maintenance of the premises such as maintenance of common area, electricity, charges relating to common area and salaries paid to the servants for the maintenance of the Building. Gas, Electricity and Water consumed on or supplied to the premises during the term and for all charges made for the use of other services (e.g. telephone, internet) to the authorities concerned.

Lessor



Lessee

