



தமிழ்நாடு TAMILNADU

28 MAR 2024

PBEL CITY

CHENNAI - 603103

DB 737958
T. PARVATHI
L.V.S. TM/10/37/A/4/51
No.81, MULLA STREET,
CHENNAI-600 079.

Rental Agreement

THIS RENTAL AGREEMENT is made on this 3rd April 2024 at Chennai.

BETWEEN

Mr. Shankar Kannan Aged about 40 years, S/o Mr. G.C. Kannan residing in Bahrain, hereinafter called the "Owner" which term wherever it so requires shall mean and include their legal heirs, legal representative, executors, administrators and assigns of **ONE PART**

AND

Mr. Ratheesh Chandran, aged about 39 years, S/o Mr. Chandrasekharan Nair, Working in Tunga Aerospace Pvt Ltd, As an Asst Manager, residing at SK Residency, Thiruporur - 603110 Herein after called the "Tenant" which term wherever it so requires shall mean and include his legal heirs, legal representative, executors, administrators and assigns of **OTHER PART**.

Shankar Kannan

Ratheesh

WHEREAS the Owner herein is the sole and absolute Owner of all that piece and parcel of the property by title and in actual possession and enjoyment of Flat # 802, Matira Block, PBEL City Apartments, OMR, Thaiyur, Kelambakkam, Chennai 603103 and more particularly described in the SCHEDULE hereunder.

AND WHEREAS THE Tenant has approached the Owner and sought grant of leave and license of the SCHEDULE premises consisting of **3 bedrooms, 1 kitchen, 2 Bathrooms, 2 balcony along with fixtures and fittings and 1 car park** for his residential purposes and Owner has agreed to the same and both the parties are desirous of reducing into writing the mutually agreed terms and conditions of this agreement of leave and license mentioned 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 hereby agreed to demise the SCHEDULE mentioned to the Tenant on a monthly rental on the following terms and condition.

NOW THIS LEAVE AND LICENSE AGREEMENT WITNESSETH AS FOLLOWS:

In consideration of the monthly rents hereinafter agreed to be paid by the Tenant to the Owner and the Tenant agreeing to comply promptly without any default the terms and conditions of this Agreement, the Owner hereby grants to the Tenant the schedule premises on monthly rent on the following terms and conditions:

1. **Duration:** The Duration of Tenancy shall be initially for a period of **11 months** and the minimum lock in period is **6 months**, commencing from **3rd April 2024** and shall expire on the **2nd March 2025**, upon completion of **11 months**.
2. **Use of Premises:** The Tenancy is strictly for **RESIDENTIAL purpose only** to accommodate the Tenant.
3. **Renewal and Increment:** The Owner at his sole discretion may extend the period of Rental agreement for a further period of eleven months at an increased rate **Mutually Agreed**.
4. **Rent:** The Tenant shall pay to the Owner a monthly rent of **Rs. 20,000/- (Rupees Twenty Thousand Only) Excluding Maintenance Charges**, hereinafter called "**Monthly Rent**" which shall be payable in advance at the start of each month by the fifth day of that month (i.e. rent for any particular month shall be payable on or before the Fifth day of the same month in advance). **Monthly Rent** should be transferred to the below mentioned bank account number.

| Bank Details | |
|-----------------------|---|
| Name | Shankar Kannan |
| A/c No | 002601524949 |
| Bank | ICICI Bank |
| Branch | 459/1, Anna Salai Road, Teynampet, Chennai - 18 |
| IFSC Code | ICIC0000001 |
| A/c Type (CA, SB, OD) | Savings |
| Passport No | Z2425481 |



Owners Signature



Tenant Signature

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