



11.02.25

M. RAJARAJESWARI

DK 550779
G. MANOHARAN
STAMP VENDOR
28, Lakshmi Talkies Road,
Chennai-600030, Tamil Nadu
License No.C3/2851/80.

RENTAL AGREEMENT

This deed of Lease Agreement is made this day 1st February 2025 between M.Rajarajeswari W/o S.SenthilKumar, 157/34 Deepam Flats 20th Main Road Anna Nagar West, Chennai 600040. (Hereinafter called for LESSOR) which expression shall where the context so admit include her heirs, executors, administrators, Legal representatives and assigns of the One part.

Mr.S.A. Mohamed Asfar hameed (Aadhar No:835520113967) residing at No.138/114,Portuguese Church street ,Seven wells, Chennai, Tamil Nadu 600001 (Hereinafter called for LESSEE) which expression shall where the context so admit, include his successors on the other part witnesses as follows:-

Whereas the LESSOR who is the owner of the 409 E Malar Colony, 19th Main road, Second floor three bed rooms flat mentioned in the schedule below agree to let and the lessee agrees to take for the said flat on monthly rent of Rs.26,000/-(Twenty six thousand only) from February 1 2025.

S. A. Asfar

M. Rajarajeswari

The lessee also agrees to pay the actual maintenance charges (Rs 1200) to the Malar Colony Flat Owner's Association regularly on or before 10th of every calendar month.

Lessee paid rental advance of Rs.100000 (One Lac only).The rent of Rs.26000/- (Twenty Six thousand only) for each month shall be pay by lessee on or before the 5th of every calendar month to below account:

S.SENTHILKUMAR, Acc No: 021201520570, ICICI Bank, Santhome branch Chennai 600028.
IFSC: ICIC0000212.

The Electricity charges will be made by the lessee as per the demand notice as and when received. Any extra maintenance charge fixed by the Association from time to time may be made by the lessee.

- 1) On payment of such rent, the lessee shall have quite possession of the demise premises without any let (or) hindrances from the Lessor (or) persons claiming under him, without any liability for damages caused by fire or other un-foreseen circumstances.
- 2) The Lessee shall permit the Lessor or his agent to inspect the building and premises periodically without any hindrance (or) inconvenience to the occupier and to execute sundry repairs with his (Lessee) concurrence.
- 3) The Lessee shall not sublet the premises and keep the premises clean and tidy. If any breakage or un-cleanness happened in the premises will pay by the Lessee.
- 4) The Lessee shall not make any structural or major alternations to the building space as may be necessary for the convenient enjoyment of the building having regard to the purpose of the Lessee.
- 5) The Lessor shall pay all corporation taxes and outgoings in-respect of the premises.
- 6) 5 ceiling fans, 6 tube lights & 1 wardrobe (in master bed room) available in the premises.
- 7) If the Lessee or the Lessor desires to determine the lease, he shall be given one month notice of such intention to the Lessor, or Lessee as the case may be, after which date the present lessee shall cease to be valid.
- 8) The Lessor shall on the request of the Lessee made within two calendar months before the expiration of the period of the present Lessee grant the
- 9) This agreement is valid for the period of 11 months which will ended in 31-Jan-2026
- 10) The Lessor or Lessee shall provide 2 months notice period (first week of the month) to vacate the flat.

S. A. Azhar,

M. Pri

SCHEDULE

Second Floor, three bed rooms flat bearing Flat No. 409 E Malar Colony 19th Main road, Anna Nagar West Chennai 600040 in the name of M.RAJARAJESWARI.

Signature of Lessor

M.RAJARAJESWARI,
157/34 Deepam Flats,
20th Main Road,
Anna Nagar west,
Chennai 600040

S.A. Asfar

Signature of the Lessee

S.A.Mohamed Asfar hameed,
138/114, Portuguese Church street,
Seven Wells, Chennai 600 001

Witness

- 1) T. Srinivasan
409 C Malar Colony
19th Main Road Anna Nagar West
Chennai 600040
- 2) M. Janaha Kumari,
157/32 Deepam Flats,
20th Main Road Anna nagar west,
Chennai 600 040

M. Janaha Kumari