



தமிழ்நாடு சட்ட அமைச்சு TAMILNADU 28 JUL 2026
PRANAB SADANGI

EG 479897
P.G. MURALI KRISHNAN
STAMP VENDOR
NEW No: 10, OLD No. 19,
VALLABHA AGRAHARAM STREET,
TRIPPLICANE, CHENNAI-600 005.
L. No: B-3-13827/93
Phone: 28544252

LEASE AGREEMENT

This Lease Agreement is made and executed at Chennai on this 30th day of July 2026, Between: Ms. Smruti Rekha Mohanty, W/O Mr. Pranab Sadangi aged about 48 years, having PAN number DVAPM0301L & Mr. Pranab Sadangi, son of Late. Tarini Charan Sadangi, aged about 51 years, resident of Tankua, Jeypore, Koraput, Odisha - 764003, hereinafter called the "LESSOR", which expression shall, wherever the context so permits and requires, mean to include his, his legal heirs, successors, legal representatives, executors, nominees and assignees, of the one part;

AND

Ms. Surbhi Tak, aged about 26 years, D/O Kanhaiya Lal Tak, aged about 56 years, working in Indigo, InterGlobe Aviation Limited, having head office at Level 2, Tower C, Global Business Park, M.G. Road, Gurgaon, Haryana, 122002, and having permanent residence at Gyangarh, Bhilwara, Rajasthan, 311804, Aadhaar Number 2532 7961 8470 and PAN number CAGPT6684P & Pooja Gurung aged about 31 years, D/O Uttam Gurung, working at Groupon Shared Services Pvt. Ltd, DLF IT park, Block 3, 1st Floor, 1/124, Shivaji Garden, Mount Poonamallee Road, Manapakkam, Chennai, Tamilnadu, 600089, Having Aadhar number 7761 6337 3970 and PAN number BPHPG4182A, hereinafter called the "LESSEE", of the other part;

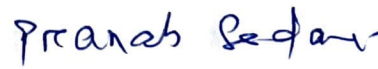
Smruti

Pranab Sadangi

10. That the Lessee shall not store any inflammable material or explosive in the said premises or do or omit to do any act which causes nuisance or annoyance and or violation of any application rules and law of civil authority, including laws framed for protection of fire.
11. That the Lessee shall pay to the Lessor a sum of Rs. 60,000/- (Rupees Sixty Thousand only) being an interest free Security deposit, which will be refundable on handing over the physical vacant possession of the said premises after deducting the wear and tear and outstanding bills, if any.
12. That this Lease can be terminated even before the expiry of lease period subject to Lockin period of 6 months, by either party, by giving one month's written notice to the other party.
13. That the Lessee shall not do or cause to be done any act or activities of illegal, immoral, unsocial nature in the said premises and also will not create any nuisance to the neighborhood in any manner whatsoever.
14. That the Lessee shall abide by all the bye-laws, rules and regulations of Association of Jain Alpine Meadows to be formed by whatever name and the Local authorities in respect of the said premises.
15. That the Lessee shall be responsible to restore the said premises in the same good running condition with the fittings and fixtures therein to the Lessor, subject to normal wear and tear, on termination of this Lease Agreement. If the agreement is not renewed on first term or terminated before 22 months from the date of execution of this first agreement the tenant shall paint the house and do deep cleaning and hand it over to the Landlord.
16. That if the Lessee fails to pay regularly the monthly rent for 2 occasions in 11 months, as hereby agreed upon, the Lessor shall forthwith terminate the lease or the lease would stand automatically terminated.

IN WITNESS WHEREOF the parties hereto have signed this Lease Agreement on the day, month and year first above written, in the presence of the following witnesses:

1. 
LESSOR (Smruti Rekha Mohanty)


(Pranab Sadangi)

2.
LESSEE (Surabhi Tak)

(Pooja Gurung)

WITNESSES: -

1. 
2.

WHEREAS the Lessor is the absolute owner and in possession of First Floor consisting of two bedrooms with wardrobes, one attached bathroom, drawing dining, fully furnished kitchen and common bathroom of Property – First Floor - Flat FJ, Block 31 at Jains Alpine Meadows, No 24 Temple Town Road, No 24, Subburayar Nagar Alandur Taluk, Kanchipuram District Pin: 600044 and the Lessor has agreed to let out the same to the Lessee, and the Lessee has agreed to take the same on the following terms and conditions (hereinafter called 'the said premises').

NOW THIS AGREEMENT WITNESSETH AS UNDER: -

1. That the Lessee shall pay the monthly rent of Rs. 16,800/- (Rupees Sixteen thousand Eight Hundred only) to the Lessor in the name of Mrs. Smruti Rekha Mohanty payable by IMPS/NEFT or by Gpay number 9940556057, on or before the 5th day of each English Calendar month.
2. That the Lessee shall pay the electricity consumption charges, as per meter reading to the directly to Tamil Nadu Electricity Board (TNEB)
3. That the Lessee shall pay the water consumption charges directly, as per the bills received from Metro Water Department. The Lessee shall pay the monthly society maintenance charges as applicable from time to time along directly to the Jains Alpine Meadows Owners Association Society in advance for the current month. At present the monthly maintenance charge is Approx INR. 2,000, (Rupees Two Thousand only including Service Tax).
4. The lessor shall pay INR1,200 (Rupees One Thousand and Two Hundred Only) per month along with and in addition to the rent for the 1.5 Ton AC provided for use.
5. That this Lease is granted for a period of 11 months only commencing from 1st day of Dec 2025 till 30th Oct 2026. The agreement can be renewed for further period of 11 months with increase of rental of INR800/- (Rupee Eight Hundred only) per month.
6. That the Lessee shall not make any additions or alterations in the said premises, without obtaining prior written permission of the Lessor, during the course of this Agreement.
7. That the Lessee shall permit the Lessor or any of his authorized agent or representative to enter into the said premises for inspection or to carry out repairs, at any reasonable time, whenever deemed necessary by the Lessor.
8. That the Lessee shall be responsible to attend all the minor day-to-day repairs such as fuses of bulbs and tubes, leakages/replacement of water taps etc. at his own cost but the major repairs shall be attended by the Lessor at his own cost.
9. That the Lessee shall not sub-let, assign the whole or any part of the said premises to anyone else in any case under any circumstances.

Smruti
Pranab Sadari