**RENTAL AGREEMENT RENEWAL**

THIS DEED OF RENTAL AGREEMENT executed at Coimbatore on this 06th day of December 2021, between **Mr. Ganesan S** residing at 3 1 Kavayakaliamman kovil opposite Lakshmi nagar kovilpalayam coimbatore 642110, hereinafter called the “LANDLORD” which term shall mean and include his, legal representative’s executors, etc.

AND

**Mr. Sanjay S,** residing at 3 1 Kavayakaliamman kovil opposite Lakshmi nagar kovilpalayam coimbatore 642110, hereinafter called the “TENANT” with term shall mean and include his legal representatives executors, etc.

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WHEREAS the Landlord is the sole and absolute owner in respect of residential premises situated at **3 1 KAVAYAKALIAMMAN KOVIL OPPOSITE LAKSHMI NAGAR KOVILPALAYAM COIMBATORE 642110,** for rental purpose and the Landlord agreed to the same on the following conditions:

1. The Tenant has paid advance a sum of Rs.40,000/- (Rupees Forty Thousand only) to the Landlord the receipt of which sum the Landlord both hereby admit and acknowledge.

2. The rental agreement will commence effect from 01.04.2021 to 31.02.2022 and renewable after 12 months.

3. The Tenant shall pay the monthly rent of Rs. 8,000/- (Rupees Eight Thousand only) per month on or before 10th every succeeding month as per English Calendar year. (2 Bed Room House)

5. The Premises shall be used for residential purposes only.

6. The Tenant shall not sub lease the premises.

7. The Tenant agrees to keep the house hereby let out in good and tenantable condition.

8. The Tenant agrees to allow the owner or her representatives to have periodical inspection of the house at all reasonable times.

9. The Tenant shall pay Electricity charges regularly as applicable to his portion of the premises without default to the TNEB.

10. The Tenant shall not alter the structure nor damage the portion without Landlord’s permission. In case any damage in the rented premises the amount deducted from the advance amount.

11. The Tenant fails to pay rent for 2 months consecutively the Landlord has power to evict the tenant without any further reference.

12. A prior notice of 3 (Three) months by both the parties on either side for vacating the premises let out.

13. The Tenant shall renewal the exiting agreement after 11 months.

IN WITNESS WHEREOF the parties have signed this rental agreement at Chennai in presence of the following witness.

**WITNESSES:**

1. **LANDLORD**

2. **TENANT**