

தமிழ்நாடு தமிலநாடு TAMIL NADU

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4177
08-02-2018

Anandakrishnan
Cbe.

N. SUMATHI
STAMP VENDOR
SARAVANAMPATTY
COIMBATORE - 641035
Ref. No: 5409/B1/2013

RENTAL AGREEMENT

THIS DEED OF RENTAL AGREEMENT MADE AT COIMBATORE ON 14th Day of FEBRUARY 2018 between **P. Anandakrishnan**, Hindu, aged about 33 years residing at plot No.194, Dr. Ambethkar Colony, Kodappamund, Udthagamandalam, The Nilgiris - 643002, hereinafter called LANDLORD.

AND

K. Appusamy, S/o Karupannan, Hindu, aged 32 years and employed as Associate at Cognizant Technology Solutions, located at CHIL Special Economic Zone, Keeranatham Village, Saravanampatti via. Coimbatore-641035 with permanent address of No: 2/303, Bharathi Nagar, Sanarpalayam, Vijayamangalam, Erode - 638056 Tamil Nadu, here in after referred to as TENANT.

The terms landlord and tenant where ever mentioned shall in the context so permits shall mean and include their heirs, successors, administrators, executors and assign;

Whereas the landlord is the absolute owner of the premises details in the schedule hereunder and the tenant give on rent the schedule described for monthly rent and the land loads agreed to the same. The tenancy to the schedule here under described between the landlord and tenant is on mutually agreed terms as detailed herein.

1. The Tenant agrees to pay the Landlord a sum of Rs. **8000/-p.m.** (Rupees Eight Thousand Only) towards Rent. The rent shall be paid by the Tenant to the Landlord on or before 5th of every succeeding English calendar month without default. The tenancy shall commence from **4th February 2018 to 3rd January 2019.**
2. The Tenant has paid the Landlord a rental advance of Rs. **30000/-** (Rupees Thirty Thousand Only). The above said rental security deposit for the due and proper maintenance of the tenanted premises in all amounting of Rs. **30000/-** (Rupees Thirty Thousand Only) by cash which shall be refunded by the landlord to the Tenant at the time of the tenant vacating and handed over the vacant possession of the tenanted premises in good state of repair without default in payment of rent and other charges as may be applicable and the same shall not carry any interest.
3. The tenant shall use the schedule described premises only for purpose Resident. The tenancy can be terminated by either party by given **two months (60 days)** prior notice to each other in the address specified by each of the parties herein above and the same shall be conclusive and binding on the other.
4. The Tenant shall pay periodically the Electricity Consumption Charges as per the reading in the separate meter provided to their resident house and shall not default in payment of the same.
5. The Tenant shall not sub let or transfer or assign the tenancy right to any one in any form whatsoever.
6. The Tenant shall not make any structural alterations or additions to the tenant premises detailed in the schedule hereunder without the consent of the Landlord.



7. The Tenant shall keep the tenanted premises in good state of repair and shall be entitled to carry on minor repairs including periodical internal walls painting at their cost and nothing more.
8. The Landlord shall have the rights to inspect the tenanted premises during ordinary working days between 10.00 am and 5.00 p.m. either be himself or through his authorization agent.
9. The Landlord shall be responsible and liable to pay all property tax and public charges relating to the property alone.
10. The tenant should ensure the electronic & electrical equipment listed below are in good state when tenant vacating and handed over to Landlord


1. Two ceiling fans
2. Three Tube lights with fittings
3. Two LED bulbs

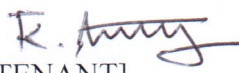
Schedule of Property

All the piece and parcel of building bearing NO:12, Sri Akkamal Gardens, Chennamettupalayam, Chinnavedampatti, Coimbatore – 641035.

WITNESSES: -

1.  (P. Prem Kumar
1/81 Gandhi Street,
Coimbatore - 641035).
2.  (G. Praveenkumar)
VV. Residency, Thanner Panthal
Coimbatore.


[ANANDAKRISHNAN. P]
[LANDLORD]


[TENANT] [APPUSAMY]