



தமிழ்நாடு தமிழ்நாடு TAMIL NADU

M. DEEPAK KUMAR

14AC 243224

S. கேசவன்

முத்திரைதாள் விற்பனையாளர்
அரசு உரிமம் எண்: 188/97
நெ. 19, மாரியம்மன் கோயில் 3வது தெரு.
கல்யாணபுரம், அம்பத்தூர், சென்னை-53.
தொலைபேசி: 8939593651

RENTAL AGREEMENT

2022

This deed of Rental Agreement is made at Chennai between Mrs. BJAYALAKSHMI, W/o Mr. Baskar residing at Door No. 27, Subash Chandra Bose Street, Jak Nagar, Thirumullaivoyal, Chennai-600062, hereinafter referred to as OWNER of the First part, which expression shall include her heirs, successors, legal representatives, administrators and assigns of the one part.

and

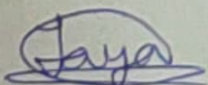
Mr. DEEPAK KUMAR.M belonging to the address at Door No. 27A, Subash Chandra Bose Street, Jak Nagar, Thirumullaivoyal, Chennai-600062, hereinafter referred to as TENANT of the Second part, which expression shall include her heirs, successors, legal representatives, administrators and assigns of the other part.

OWNER

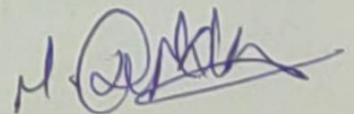
TENANT

Whereas the OWNER is the sole and absolute owner of the Residential property situated at Door No.27, Subash Chandra Bose Street, Jak Nagar, Thirumullaivoyal, Chennai-600062, whereas the tenant approached the owner for taking the premises to rent for Residential purposes. Whereas the owner agreed to let out the premises subject to the following terms and conditions, which the tenant has accepted and agreed to the following terms and conditions:

01. The term of this agreement of rent commence will remain in force from period **01-04-2022 to 28-02-2023 and shall be for 11 months period.**
02. The agreement may be reviewed for a further period on such term and conditions which both the parties will mutually agree.
03. The Tenant has paid this day a sum of **Rs. 1,50,000/- (Rupees One Lakhs Fifty Thousand only)** being Security Deposit by cash on which the receipt of the same is herewith acknowledged by the owner. The said deposit shall not carry any interest at the time of refund to tenant by owner while termination of this agreement after deducting arrears of dues of tenants such as electricity Bill, damages, rent etc.
04. The Tenant shall pay the owner a sum of **Rs. 25,000/- (Rupees Twenty Five Thousand only)** towards rent on or before 10th of every succeeding English calendar month.
05. The Tenant is liable to allow the owner or his representatives to inspect the house premises at any reasonable hour, in the day time, with prior intimation, to view the conditions thereof and to affect such repairs if any as the OWNER is required to do, and to be done without any objection.
06. The Tenant has to pay the electricity bill himself to the Electricity Board according to the meter reading.
07. The Tenant agrees to pay water and sanitation charges in time without any delay.
08. The tenant shall not sub-let or under let or part with the possession of the schedule premises with any other third party without consent of the OWNER.
09. If there are any minor repairs in the house, it should be taken care of by the tenant.



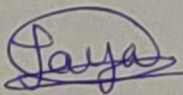
OWNER



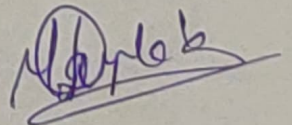
TENANT

10. The tenant shall not use the premises for any sort of unlawful activities other than residential purpose.
11. The tenant shall not make any structural additions or alteration to the rented property.
12. The owner shall pay property tax and other taxes to his premises to the Corporation.
13. Either the parties shall give 3 months prior notice at the time of vacating the premises.
14. If the tenant fails to pay monthly rent and default is committed in payment of rent continuously for two months the owner will have a right to evict the tenant from the premises irrespective of the agreement period.
15. Upon termination of this rental agreement, the tenant undertakes to hand over the vacant possession of the rented property to the owner as it was when the house was rented.
16. The tenant shall continue 11 months rental period as per agreement and if he wishes to continue further He shall take permission from the owner or make agreement with a varied terms and enhancement of house rent. There may be enhancement in rent at that time
17. The goods stored in the said house and the goods attached to the house (FITTINGS & FIXTURES) should be well maintained by the Tenant without any damage. The Tenant agrees to repair the same at his cost if any repairs occur during the maintenance period. In case of default, he agrees to deduct the corresponding expenses from the said advance amount.
18. In the event of breach of any of the condition and covenants contained herein above by the Tenant, it will open to the owner to terminate the Rental Agreement and called for eviction, irrespective of the period mentioned above with immediate effect.

OWNER

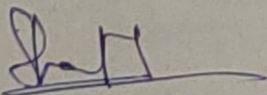


TENANT



Witnesses:

1.



2.

