



தமிழ்நாடு தமில்நாடு TAMIL NADU

18650 H. Ramarathan.

7 JUN 2018

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N JYOTHI SELVAM

L No BICHSI 2008

PARAMESWARAN NAGAR

*HOLINGANALLUR, CHENNAI - 600 118

RENTAL AGREEMENT

THIS DEED OF RENTAL AGREEMENT executed at Chennai, on this 15th day of June 2018, between:

Mr.H.RAMANATHAN, aged 67 years, Son of Mr.Harihareswaran, residing at No.4/5, 1st Floor, Flat C, Natesa Mudali Street, Classic Builders, Venkatapuram, Ambattur, Chennai-600053 (Aadhaar No.3523 9729 5038), hereinafter called the "OWNER" which term shall mean and include his heirs, legal representatives, executors, administrators and assigns of the First Part;

AND

Mr.HARMIT SINGH, aged 30 years, working at Kamarajar Port Limited, Chennai, (Aadhaar No.7200 3169 1620) hereinafter called the "TENANT" which term shall mean and include his successors in interest, executors, representatives, assignees, administrators, etc., of the OTHER PART:

H. Ramarathan

H. Singh

WHEREAS the First part is the absolute owner of the premises at No.B18 – Ground Floor, Bayview Apartment, Parvathy Street, Kalakshetra Colony, Besant Nagar, Chennai-600090, letting out of the deed of Rental Agreement witnesseth as follows:

AND WHEREAS the Tenant has approached the Owner to let out the abovesaid flat for Residential purpose only.

NOW THIS AGREEMENT OF RENTAL WITNESSETH AS FOLLOWS:

1. The Owner hereby agrees to rent out the above said rented flat to the Tenant and the Tenant hereby agrees to take on rental for residential purpose for a period of eleven months commencing from **15.06.2018**.
2. The Tenant shall pay a sum of **Rs.17,000/- (Rupees Seventeen Thousand only)** as rent and **Rs.1,000/- (Rupees One thousand only)** as maintenance charges per month.
3. The Tenant has paid a sum of **Rs.1,00,000/- (Rupees One Lakh only)** towards advance amount, towards advance amount, which shall be refunded on handing over the vacant possession of the said rented flat hereby mentioned. The advance amount will not carry any interest.
4. The Tenant hereby agrees to pay the monthly rent on or before the 5th of every succeeding month.
5. The Tenant shall not sublet the above said rented flat to any one.
6. The Tenant shall pay the Electricity consumption charges as per E.B.Meter.
7. The Tenant shall not make any structural alterations or additions in the above said rented flat without the express permission of the Owner.
8. The Tenant should pay the damage charges if any damage is found in the rented flat at the time of vacating the rented flat and the cost of the damage deducted against advance amount at the time of settling the a/c to the tenant.



9. The Tenant shall maintain the above said rented flat in good and tenantable condition.
10. The Owner or his authorised agent has every right to inspect the said rented flat at all reasonable hours.
11. Either party will give three months notice for vacating the said rented flat by either side.
12. The Tenant shall not allow the above said rented flat for any illegal activities if it is found so, the Owner has got the right to enter the above said flat and take possession of the same forthwith.
13. That the Tenant should keep the above said rented flat in good condition and should hand over in the proper good condition as at the time of taking over the property.
14. After eleven months the rent agreement can be renewed on the terms and condition to be mutually agreed upon or can be cancelled.

SCHEDULE

Premises at No.B18 – Ground Floor, Bayview Apartment, Parvathy Street, Kalakshetra Colony, Besant Nagar, Chennai-600090 with Tubelight – 6 Nos. Fans – 5 Nos. Window A/c – 1 No. and Water Heater – 1 No. thereon.


IN WITNESS WHEREOF, the OWNER and TENANT have signed their names on this Agreement on the day, month and year in the presence of witnesses.

WITNESSES:


1. Dr. Ashwaga Anand.


OWNER



2. D-M Kandasamy Raja


TENANT


11/06/2018.