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RENTAL / LEASE AGREEMENT

This Rental Agreement ("**Agreement**") is made and entered into on this **28th** day of **August, 2025**, by and between:

Owner/Landlord: **Anand Kumar**

(Address: **123, Gandhi Street, Anna Nagar, Chennai - 600004**)

Tenant: **Deepika**

(Address: **456, Nehru Road, T. Nagar, Chennai - 600017**)

The Owner hereby agrees to let, and the Tenant agrees to take on lease, the premises described below, subject to the following terms and conditions:

1. PROPERTY DETAILS

The leased property is situated at: **Flat B-5, Surya Apartments, 789 Mount Road, Chennai - 600002** (hereinafter referred to as the "**Premises**").

2. TERM OF LEASE

Start Date: **September 1, 2025**

End Date: **August 31, 2026**

Renewal Date: **July 31, 2026**

The tenancy may be renewed by mutual consent of both parties.

3. RENTAL PAYMENTS

The monthly rent shall be **₹15,000** (Rupees **Fifteen Thousand** only).

Rent shall be payable in advance on or before the **5th** day of every month.

Payments shall be made via **UPI/Bank Transfer**.

4. SECURITY DEPOSIT

The Tenant shall pay a security deposit of **₹30,000**.

The deposit will be refunded at the time of vacating, subject to deductions for damages or unpaid dues.

5. MAINTENANCE & UTILITIES

The Tenant shall maintain the premises in good and habitable condition.

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Utilities such as electricity, water, and internet charges shall be borne by the Tenant.

Any repairs due to normal wear and tear shall be the responsibility of the Owner.

6. USE OF PROPERTY

The premises shall be used solely for residential purposes.

Sub-letting, illegal activities, or commercial use is strictly prohibited.

7. RIGHTS & RESPONSIBILITIES

Tenant Responsibilities: Provide accurate information, timely payment of rent, and adherence to local laws.

Owner Responsibilities: Provide peaceful possession of the premises and ensure essential facilities.

8. TERMINATION

Either party may terminate this agreement by providing a **30**-day written notice.

The Owner reserves the right to terminate the lease in case of misuse, illegal activity, or violation of terms.

9. DISPUTE RESOLUTION

Any disputes arising under this agreement shall be settled amicably. If unresolved, they shall be subject to the jurisdiction of the courts at **Chennai**.

Owner/Landlord:

Name: **Anand Kumar**

Date: **28/08/2025**

Tenant:

Name: **Deepika**

Date: **28/08/2025**