

RENTAL AGREEMENT

THIS DEED TO RENTAL AGREEMENT EXECUTED AT CHENNAI On this day of October, 2013 between **Mr.PRIYANKA GADIA**, Daughter of Mr.Prashant Kumar, Hindu, residing at No.24/27 1st Street, Balaji Nagar,Royapettah, Chennai-600 014. Herein after called the PARTY OF THE FIRST PART

AND

Mr.Rajkannah. S/o/ D/o.VEERA RAJU, now residing at No.234, Chennai-600 056. Herein after called the **PARTY OF THE SECOND PART WITNESSETH.**

Whereas **THE PARTY OF THE FIRST PART** being the absolute owner of the Flat S3, 2nd Floor, KUN MEADOWS, Plot No.13 &Plot.No.14 1st Street, Kannagi Nagar,Perungalathur, Chennai-600 063 has agreed to let out the above said premises to the party of the second Part on a monthly rent of Rs 8000(Rupees Eight thousand only); Rs. 50000/-(Rupees Fifty thousand only) towards advance and Security Deposit.

.2.

Whereas the terms LESSER and LESSE shall mean and include themselves their successors, legal representatives, administrators and executors.

And whereas the party of the second part has agreed to take the said premises at Flat S3, 2nd Floor, KUN MEADOWS, Plot No.13 &Plot.No.14 1st Street, Kannagi Nagar,Perungalathur, Chennai-600 063 along with covered car park No.04, for residential purpose subject to the following Terms and Conditions.

NOW THIS DEED WITNESSETH

1. The party of the first part has offered to let out and the party of the second part has agreed to take Flat S3, 2nd Floor, KUN MEADOWS, Plot No.13 &Plot.No.14 1st Street, Kannagi Nagar,Perungalathur, Chennai-600 063 for residential purpose only.
2. The monthly rent shall be Rs.8000/-(Rupee Eight thousand only); Rs.50000(Rupees Fifty thousand only) towards advance and interest free refundable Security Deposit towards the amenities provided.
3. The tenancy shall be from month to month according to English Calendar commencing from --
-----, 2013.
4. The party of the second part shall pay the rent regularly before 5th of every month. Either party can dissolve the agreement by giving 2 months prior notice to the other party.
5. The Tenancy shall be for a period of 11 months only and thereafter if required, will be renewed with the mutual consent of both the parties. But the second party should increased the rent upto 15 % of the monthly rent for the next tenure.
6. The party of the second part shall regularly pay the Electricity charges as per the EB meter and any maintenance and Repair Charges occurs during the tenancy shall also be borne by the party of the second part. The party of the second part should keep the E.B card and Bills with him and should hand over the same when he vacate the premises.
7. The party of the second part shall use the premises for residential purpose only and not to any other purpose.
8. The party of the second part does hereby agree and declare that the rate of Rent herein agreed is reasonable in all respects.

.3.

9. The party of the second part shall permit the party of the first part at all times to enter the demised premises to inspect and carry out the necessary repairs, if any, with prior intimation to the second part.

10. The party of the first part shall be entitled to evict the party of the second part, if he commits defaults in payment of the rent and /or electricity bill continuously for a period of two months.

11. The party of the second part shall not sublet the demised premises to any third party under any circumstances.

12. The party of the second part shall not cause any damages intentionally or due to carelessness to the demised building and in case of any such damage the party of the second part shall be liable to pay the value of damages.

13. The party of the first part hereby covenants that they undertake to pay the House Taxes and other Charges due and payable, without reference to the party of the second part in respect of the said property.

14. The second part shall keep premises neat and clean and must not permit any unhygienic practices.

15. The party of the first part hand over the premises with the fittings in the premises. i.e. 5 tube lights, 3 ceiling fans, 1 exhaust fan, 1 video door phone, 2 door keys and one room key for two rooms, and the party of the second part shall keep all these fittings in good condition and return at the time of vacating the premises and if any damages cause to them, the party of the second party should change or repair at his expense.

IN WITNESS WHEREOF, THE PARTIES HEREIN SIGNED THIS DEED OF RENTAL AGREEMENT ON THE DAY, MONTH AND YEAR AS FIRST ABOVE WRITTEN

Witnesses:

1.Mr.Priyanka Gadia

First Party

2.Mr. Rajkannah

Second Party