**RENTAL AGREEMENT**

THIS RENTAL AGREEMENT is made and executed on this September 2015, and between **Mrs.C.G.Santhi, W/O.R.Gunasekaran,** aged about 56 years Residing at 107, Bazaar Street, Sankarapuram, Villupuram Dist, hereinafter called the **“OWNER" (LESSOR)** Which term shall mean include wherever the context so permits his heirs, administrators, Legal representatives and assigns of the **ONE PART.**

AND

**S.SOUNDARARAJAN, S/O.Shanmuganandhan,** aged about 32 years, Residing at 81-A, Thiruvappatty, Uthangarai, Krishnagiri Dt, Tamil Nadu Pin: 635304. hereinafter called the **“TENANT” (LESSEE)** as requested the Owner to let out of Ground Floor, Flat No.F2, South Facing of the above premises on rental for which the lessee has agreed on the following terms and conditions.

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Whereas the LESSOR is the OWNER of the Residential House Flat No.11/260, F2, South Facing, Vijayalakshmi Avenue, Periyakolluthuvanchery, Iyyappanthangal Panchyat, Kanchipuram Dist, morefully described in the schedule mentioned property for this their residential purpose only and the OWNER has agreed to let the schedule mentioned premises to the TENANT on the monthly rent.

1. The Rental agreement is for the period of II (ELEVEN) month’s effect from 01st October 2015.
2. The TENANT is agreed to pay Rs.8,000/- (Rupees Eight Thousand only) as a monthly rent by cash or transferred to A/c.
3. The TENANT have paid Rs.50,000/- {Rupees fifty thousand only) as security deposit. This amount shall not carry any interest, and shall be refunded by the Owner to the Tenant vacate the premises.
4. The TENANT shall use the above premises only for Residential purpose. If misused the Owner can cancel this agreement and take over the portion.
5. The TENANT shall keep the premises in good and clean condition and shall not sublet the same to any third party.
6. The TENANT shall pay the monthly rent on or before 7th (Seventh) of every English Calendar month. If the tenant failed to pay the rents for two months consecutively the Owner can cancel this agreement and take over the possession of this portion.
7. It is mutually agreed that TENANT shall take moral responsibility to pay the Rent, Electrical and miscellaneous charges incurred during the period of stay. (TNEB paid receipt to be handed over the owner immediately after payment)
8. IF TENANT vacate, before 11 months, tenant have to pay the expenses for repairing. (If painting is damaged only)
9. Either party shall give two months advance notice for vacating the premises.
10. If the TENANT want to fix AC without damaging wall, can fix the AC preferably split AC at the TENANT cost and while vacating the portion shall be set right.

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1. The TENANT vacate after 7th, one month rent shall be set right.
2. The TENANT shall take care of minor repairs maintenances towards Electrical, Plumbing items.
3. The OWNER shall pay the corporation and water tax other taxes and levies or contrary to the provisions of any law in force.
4. The TENANT shall not alter the portion/ﬁx any ﬁtting without the permission of the owner.
5. At the time of vacating the premises, if there are any arrears of the rent or if any damages caused by the tenant to the premises for ﬁxtures ﬁttings, not paid electricity bills such amount shall be deducted by the owner from the security deposit.
6. The TENANT shall allow the OWNER to inspect the premises at any time.
7. The TENANT agrees not to conduct any religious related meetings/prayers in the premises.
8. The TENANT should not sub-let or re-let or under-let or if any part with possession to any third person in whatever matter.

**SCHEDULE**

Nibunan Apartments, Flat No. 11/260, F2, South Facing, 2 BHK with ﬁttings.

1. Ceiling fan 3 Nos.
2. Bajaj Majestic Water Heater-1.
3. Tube Light Fittings.
4. Exhaust Fan-1.
5. Main Door Lock Key (Godrej) - 2 Nos.
6. Bed Room Keys-Each one - 2 Nos.
7. Balcony Keys.

In witness whereof both the parties have signed the RENTAL Agreement on the date mentioned above.

TENANT/LESSEE OWNER/LESSOR

Witness

1.

2.