**RENTAL AGREEMENT**

This rental agreement is made and executed at Chennai between Mrs. C. Thilagavathi aged about 41 years residing at Plot No. 99, Ground Floor, 3rd Main Road, CBI Colony, Kandanchavadi Chennai – 600 096 herein after called the LANDLORD (which expression shall mean and include herself her legal heirs, executors, administrators and assigns) of the ONE PARTS; AND

Ms. Priyanga P aged about 25 years, Daughter of Mr. D. Palani, residing at Plot No. 99, First Floor, 3rd Main Road, CBI Colony, Kandanchavadi, Chennai – 600 096 herein after called the TENANT (which expression shall mean and include herself her legal heirs executors, administrators and assigns) of the OTHER PART.

WHEREAS the LANDLORD is the absolute owner of the premises bearing at Plot No. 99, First Floor, 3rd Main Road, CBI Colony, Kandanchavadi, Chennai – 600 096 and she desire to let out a portion on the first floor of the said premises to the TENTANT on the monthly rental basis only for residential purpose and the TENANT also agreed to take the same on monthly rental basis from the LANDLORD on the following terms and conditions.

1. The period of this rental agreement is mutually agreed and fixed as 12 months commencing from 1st April 2020 to 31st March 2021.
2. The rent fixed for the said premises is Rs. 8000/- {Rupees Eight Thousand Only} per month and the rent will be paid by the TENANT to the LANLORD on or before 5th of every month.
3. The TENANT has paid a sum of Rs. 40,000/- {Rupees Forty Thousand Only} as advance to the LANDLORD and the LANDLORD hereby acknowledges the receipt of the advance amount.
4. The said advance amount will not carry any interest but repayable by the LANDLORD to the TENANT at the time of vacating the said premises. Any damages in the said premises will be borne by the TENANT.
5. The TENANT shall bear the electricity charges of the said Premises and pay to the concerned authority without any default
6. The TENANT shall not sub-let the said premises to any other person or persons.
7. The LANDLORD or his authorized agent has every right to inspect the said premises at all reasonable hours.
8. The TENANT shall not make any structural alteration or additions in the said premises without the written permission from the LANDLORD.
9. The TENANT shall give one-month notice to the LANDLORD in case of the TENANT vacating the said premises before the expiry of the stipulated period and the same is applicable if the LANDLORD is in need of the said premises.
10. The LANDLORD and the TENANT shall have an option of renewal for a further period after of this rental agreement on mutually agreed terms and conditions.

IN WITNESS WHEREOF, both the LANDLORD and the TENANT have signed this rental agreement in the presence of

WITNESSES: TENANT

1.

2. LANDLORD