

The terms "LANDLORD" AND "TENANT" shall mean and include their respective heirs, legal representatives, executors, administrators, and assigns.

WHEREAS the LANDLORD is the owner of the 55B Viswasapuram, 1<sup>st</sup> Street, Sathy Road, Saravanampatti, Coimbatore -641035, Tamil Nadu.

WHEREAS the Tenant has approached the Landlord for occupying on rental basis the aforesaid apartment.

WHEREAS both the LANDLORD and TENANT are entering into this Rental Agreement on the following terms and conditions.

1. For the residential purpose, the TENANT shall occupy 55B Viswasapuram, 1<sup>st</sup> Street, Sathy Road, Saravanampatti, Coimbatore -641035, Tamil Nadu.
2. The Tenancy is for residential purpose only and the same according to English Calendar month for a period of two years from **02.04.2020** with option of both parties to renew for a further period of two years of similar terms & conditions as it is contained herein.
3. The TENANT has agreed to pay a sum of **Rs. 12500/- (Rupees Twelve Thousand Five Hundred only)** per month towards Rent to the landlord and pay the maintenance charges directly to the Apartment Association. This rent is applicable to only for the twenty-four months and thereafter the rent will be increased for the next twenty-four months.
4. The TENANT has this day paid a sum of **Rs. 70,000/- (Rupees Seventy Thousand only)** towards advance cum security deposit, by Cash, to the LANDLORD at the time of occupying the premises. The receipt of which amount is hereby admitted and acknowledged by the LANDLORD. The same shall be repaid at the time of the TENANT vacating and handing over the vacant possession of the premises on termination of the Rental Agreement. The said amount shall not carry any interest.
5. The TENANT is obliged to maintain the Premises in a good condition, the TENANT is prohibited from making any modification/alteration inside or outside the Premises with or without the knowledge of the LANDLORD and the TENANT has to hand over the Premises in a good condition while at the time of vacating the Premises. The TENANT undertakes to reimburse the LANDLORD the costs of damages in the Premises during the period of occupancy and the LANDLORD has the right to deduct such damages cost from the security deposit money.
6. The TENANT shall pay the electricity consumption charges separately according to the separate meter provided in the premises periodically to the Electricity Board.
7. The TENANT shall pay the monthly rent on or before the 10<sup>th</sup> of every succeeding month.
8. Three months' notice shall be given on either side for termination of this Rental Agreement.