

## Rental Agreement

THIS DEED OF Rental Agreement entered into at Chennai this 15th day of January 2024, between: Mrs Tamilselvi (PAN No. AJEPT6260E), W/o Mr. Manoj K S aged about 33 years, presently residing at 4B 302 Doshi Etopia 1, Panchayat 3<sup>rd</sup> Link Road, Perungudi, hereinafter called the LESSOR (which term shall, unless contrary or repugnant to the context or meaning thereof, mean and include his heirs, executors and assigns) of the one Part AND.

Mrs R Chithra (PAN: ALKPC6664R), aged about 74 years, presently residing at 12/5 New 25 Solaiyappan street, Mylapore, Chennai - 600004, hereinafter called the LESSEE (which term shall, unless contrary or repugnant to the context or meaning thereof, mean and include his heirs, executors and assigns) of the other Part.

WHEREAS the Lessor is the Owner of the property bearing Flat No. 103, Block-4C, Doshi Etopia-II, Panchayat Link Road, Perungudi, Chennai-600096.

WHEREAS the Lessee has approached the Lessor for taking on rent the said property.

WHEREAS the Lessor has agreed to give on rent the said property to the Lessee on the following terms and conditions, to which the Lessee has agreed.

NOW THIS DEED WITNESSES AS FOLLOWS:

1. The Lessor shall give and the Lessee shall take on rent the property mentioned in the Schedule hereunder on a monthly rent of **Rs.14300/- (Rupees Fourteen Thousand three Hundred only)**.
2. The Lessee has paid a sum of **Rs.60000/- (Rupees Sixty Thousand Rupees only)** towards Security Deposit to the Lessor through NEFT
3. The Lessor shall return the said Security Deposit of **Rs. 60,000/- (Rupees Sixty Thousand only)** without interest to the Lessee, in one lump-sum on the expiry of this rental agreement or on earlier termination as stipulated herein, subject to Clause 21.
4. The Lessee shall use the demised premises only for residential purpose.
5. The rental tenure shall be commencing from **15.01.2024**.
6. The rental shall be as per English Calendar month.
7. The Lessee shall pay the monthly rent on or before 5<sup>th</sup> day of each current month to the Lessor into Lessor's HDFC Bank A/c No. **05201140015921**, IFSC: **HDFC0000795**
8. The rental agreement shall initially be for a period of 11 (eleven) months commencing from 15.01.2024 to 30.11.2024.
9. The Lessee shall be entitled to seek renewal of the rent for a further period of 11 (eleven) months on expiry of this rental agreement, with the consent of the Lessor, on payment of an enhanced rent of 5% (five percent) over the present rent. This can be discussed at the end of the tenure period and mutually agree.
10. The Lessee shall pay the electricity and water charges as per consumption according to the bills of the local authorities. The Lessee shall also pay the monthly maintenance

charges to the Lessor with effect from 15.01.2024 (to the tune of amount as determined by the Association from time to time) for the said property. EB deposits if any charged during the period of Tenancy shall be borne by the Lessee and are not refundable. Currently till date all EB charges and EB deposits have been paid by Lessor.

11. The Lessor will not be held responsible for any shortfall in water, electricity supply and damages to any appliances and fixtures due to fluctuation in voltage.
12. The Lessee shall not sublet, assign or transfer a portion or in entirety of the said property to any one or permit the said property to be used by anyone.
13. The Lessee shall not do or cause to be done anything in the said property which may become a nuisance / annoyance nor bring or store or permit to be brought or stored in the said property any goods, articles or things of hazardous, inflammable or combustible nature.
14. The Lessee shall not make any structural alterations or additions to the demised premises. Day to day minor repairs such as fuses, leakages of water/taps etc. have to be done by the Lessee at his own cost.
15. It is mutually agreed that the apartment is meant for use only by the Lessee immediate family for all practical purposes with occasional exceptions like get-together, function and medical emergencies.
16. The Lessee shall not seek any amount from the Lessor at the time of vacating the premises on the ground that he made any improvements or put up any fixtures.
17. The Lessee shall permit the Lessor and / or his employees or any person duly authorised to inspect the demised premises at all reasonable times during the day.
18. The Lessor shall pay the Property Tax for the said property.
19. The Lessor shall not interfere or interrupt the peaceful possession and enjoyment of the said property by the Lessee, provided the Lessee, and does not commit breach of the terms and conditions contained herein.
20. The Lessor is entitled to terminate this agreement forthwith in the event of the Lessee committing breach of any of the terms and conditions contained here-in and re-enter the said property and take possession of the same.
21. Each party is entitled to terminate this rental agreement by giving 01 (One) months' notice in writing to the other party.
22. The Lessee shall handover the peaceful and vacant possession of the said property to the Lessor on the expiry of the rental agreement or on earlier termination as stipulated above in the same condition as has been given now, subject to normal wear and tear. In the event of any damage (broken and missing including) to the walls, flooring, wiring, sanitary, electrical & other fittings & fixtures etc., found at the time of taking delivery by the Lessor, he shall be entitled to deduct such amount as may be necessary for restoring the damage done by the Lessee, before refunding the Security Deposit mentioned above.

## **SCHEDULE**

Property bearing Block-4C, Flat No. 103 Doshi Etopia-II, Panchayat Link Road, Perungudi, Chennai-600096.

IN WITNESS WHEREOF the Lessor and the Lessee have signed this Deed on this 15th day of January 2024.

WITNESSES:

1. LESSOR

2. LESSEE