# RENTAL AGREEMENT

This is Deed of Rental Agreement is made at Chennai on the 11th day of January, 2025.

# BETWEEN

**Mrs. Meena** (Pan card NO. CFAPM1409J) now residing at 32A Raj nager main road, sampattipuram madurai- 625 010 (hereinafter called as First Party)

# AND

**M. Surjith** S/o Malai Chamy (Aadhar No.8642 6849 9924), working in TATA Communications, (hereinafter called as the Second Party)

**Whereas** the first party is the absolute Owner of the house and premises situated at 32A Raj nager main road, sampattipuram madurai- 625 010.

Whereas the Second Party is desirous of taking the first-floor building with fixtures etc. described in the Schedule on a monthly rent of Rs.20,000/- (Rupees Eighteen Thousand Only) subject to the terms and conditions stipulated here under.

1. The tenancy will commence from 10.04.2024 to 31.03.2025. The tenancy will be in accordance with the English Calendar month and the rent shall be paid on or before 5th of the succeeding month.
2. The tenancy will remain in force for 11 months commencing from 01.04.2023. After the expiry of the said period, the party of the first part shall have an option to renew the tenancy for further period, 5% increase in Monthly rent. Even prior to this period, the tenancy can be terminated by giving one-month prior notice by either of the parties.
3. The House Tax and other charges levied from time to time relating to the building rented out will be payable by the party of the first part
4. The Second Party will pay Electricity Consumption Charges in respect of the building at his own cost till the date of termination of the tenancy.
5. The Second Party as this day paid the sum of Rs.1,00,000/- (Rupees One Lakhs Only) as advance and the same shall be adjusted or refunded at the time of termination of the tenancy.
6. The Second Party has no right to subject the whole or portion of the building and to use the whole or part thereof for other than residential purpose.

Witness First Party

1.

2. Second Party