



कुलु कुलु तमिलनाडु TAMIL NADU

11 SEP 2020

Uvaraja C.

65AB 850659

I. JACINTHA
Vendor Lic No 20540/84/87/92
Suseela Nagar, Kodungalur
Chennai-600 051

RENTAL AGREEMENT

THIS DEED OF RENTAL AGREEMENT EXECUTED AT CHENNAI BETWEEN

MANJU, residing at "9, SIDDHI VINAYAGA FLAT, LAKSHMI NAGAR IV STAGE, 6TH CROSS STREET, NANGANALLUR, CHENNAI, here in after called the "OWNER (which terms shall mean and include his heirs, legal representatives, administrators and successors-in-interest) of the PARTY OF THE FIRST PARTY.

AND

Mr.UVARAJA C, residing at 9, NEW STREET LANE, EAST ANDAR STREET, TRICHY (which terms shall mean and include his heirs, legal representatives, administrators and successors-in-interest) of the Second Party is as follows.

TENANT

Manju
OWNER



P. MAHADEVAN, B.A., B.L.
ADVOCATE & NOTARY PUBLIC
GOVERNMENT OF INDIA
2/162, EDEAN GARDEN,
UTHANDI, CHENNAI - 600 110.
CELL : 9840080579

Whereas THE PREMISES at "2, ARULMUGAN NANDAVANAM NAGAR,
NANMANGALAM MAIN ROAD, NEMILICHERI, CHROMEPET, CHENNAI-6000 4"
absolutely owned by the FIRST PARTY herein and


WHERE AS THE SECOND PARTY approached the FIRST PARTY and requested him to let
out the said premises on monthly rent "**RESIDENCE PURPOSE**" only to carry thereon
and the FIRST PARTY agreed to let out a said premises under the terms and conditions
hereinafter stated:-

1. The tenancy begins from **01/04/2020** for duration of 35 months.
2. The monthly rent & maintenances amounting to **Rs.15,000/- (Rupees FIFTEEN THOUSAND ONLY)** per Month payable by the SECOND PARTY during the course of 5th of every month in CASH.
3. The FIRST PARTY acknowledges the receipt of **Rs.35,000/- (Rupees THIRTY FIVE THOUSAND ONLY)** paid by the SECOND PARTY on signing of the rental agreement. This amount is treated as deposit by the FIRST PARTY and shall be returned to the SECOND PARTY on his vacation of the premises, after deducting all the amounts due and payable if any by the SECOND PARTY to the FIRST PARTY on the date of the vacation of the premises by the SECOND PARTY. This amount does not carry any interest
4. The SECOND PARTY further agrees to use the premises for his own "**RESIDENCE PURPOSE**" only to carry and shall not sublet the same or assign his rights of tenancy to third parties without written permission from the FIRST PARTY.
5. The SECOND PARTY further agrees to bear the charges connected with the electricity consumers by him as per meter reading per unit charges, sewage charge, water charge and maintenances charge per month should be paid to by the Second party .
6. The SECOND PARTY shall not make any structural alteration to the premises or put up partition wall etc. without written permission from the FIRST PARTY and shall use the premises prudently without causing damage or deterioration to the building and hand over the premises at the expiry of the lease period to the FIRST PARTY and receive back the deposit **Rs.35,000/- (Rupees THIRTY FIVE THOUSAND ONLY)** after due deductions of the money due and payable if any be the SECOND PARTY.


TENANT


OWNER

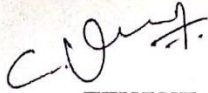



P. MAHADEVAN, B.A., B.L.
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7. It is definitely understood between the parties under this contract that irrespective of the time stipulated under this rental agreement, if the SECOND PARTY commits, default in paying the monthly rent for continuous period of two months, the FIRST PARTY is at liberty to terminate the RENTAL AGREEMENT unilaterally without giving notice to the SECOND PARTY and resume possession of the premises and return the deposit amount without interest after deduction of amounts due and Payable by the SECOND PARTY including all the damages and other expenses sustained by the FIRST PARTY in getting the vacant possession of the premises.
8. The SECOND PARTY shall enjoy the peaceful occupation of the Premises and maintain the same in reasonable good habitable Condition.
9. After the expiry of 35 months this Rental agreement shall be renewed for another term of 11 months by mutual consent.
10. In case, the SECOND PARTY desires to vacate the premises he should give notice of Two calendar month in writing and similarly the FIRST PARTY should give Two Month notice in writing.
11. The owner will have right to enter the let out built in area for verification or inspection of this structure at reasonable times and carry out repairs if necessary



SCHEDULE

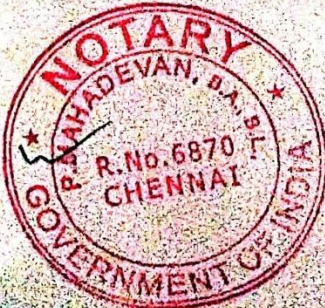
**2, ARULMUGAN NANDAVANAM NAGAR, NANMANGALAM MAIN ROAD,
NEMILICHERI, CHROME PET, CHENNAI-600044**



TENANT


OWNER

WITNESS:

1. 
2. 




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