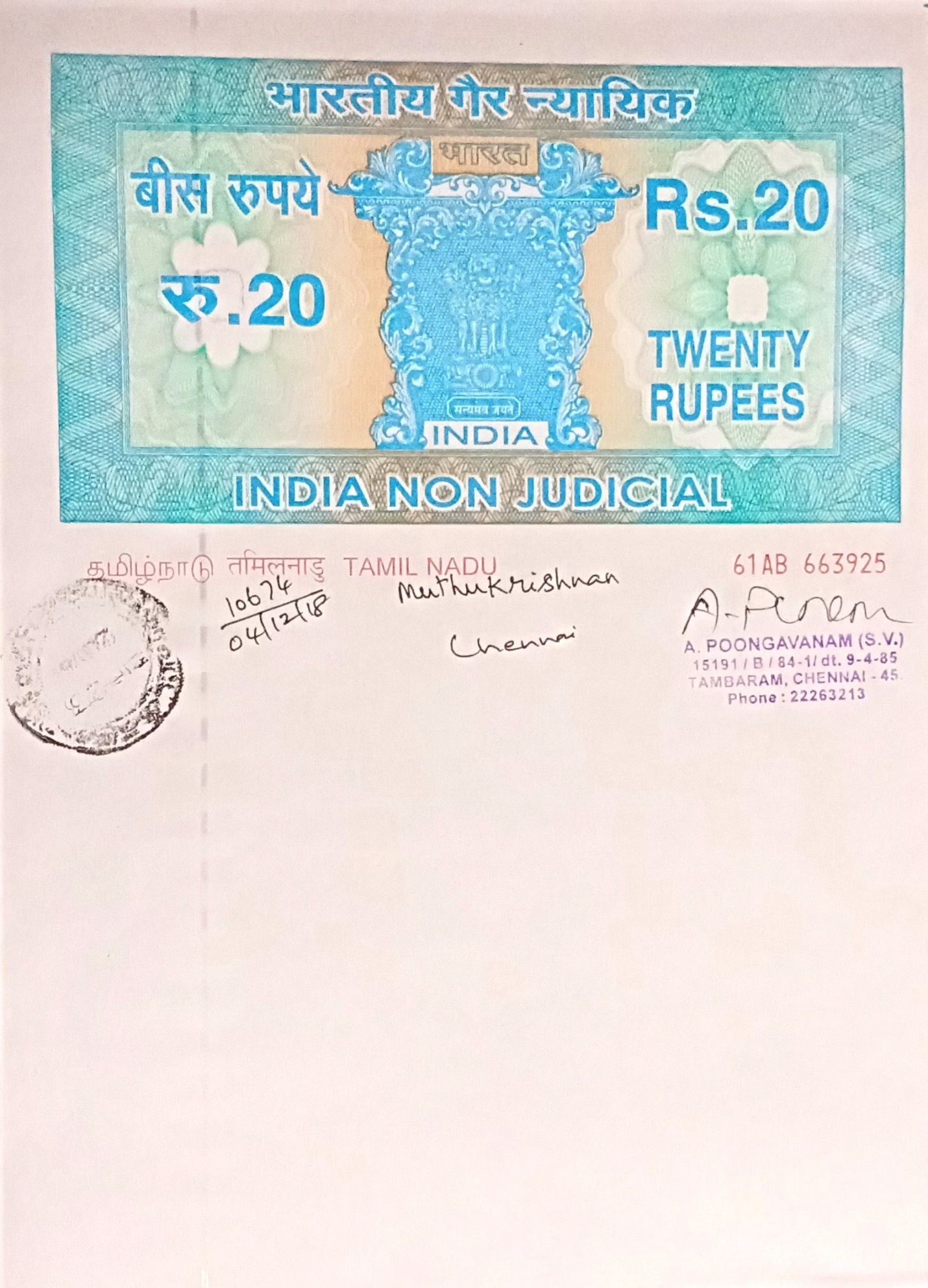
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**RENTAL AGREEMENT**

This RENTAL AGREEMENT executed at Chennai on this the 1st day of April 2018 between

**Mrs. Rosammal N,** Residing at SM Blessing Towers Apts, T8, Bharathi Street, Arul Nager, Urapakkam, Kanchipuram, Tamil Nadu, Pin-603211., herein after called the “**LANDLORD**” which expression shall unless it be repugnant to the context of meaning thereof mean & include her/his heirs, executor, legal representatives, administrator & assigns of the **ONE PART**

**AND**

**Mr. Muthukrishnan H,** hereinafter called the “**TENANT**” which expression shall unless it be repugnant to the context of meaning thereof mean & include her/his heirs, executor, legal representatives, administrator & assigns of the **OTHER PART.**

**WHEREAS:**

1. The LANDLORD is the lawful owner of, and otherwise well sufficient entitled to a self-contained House at, F1, K-Block, Subakeerthana Apartment,Perumal koil St, Near Urapakkam Railway station, Chennai-603211, Tamilnadu, more clearly described in the Schedule hereunder and hereinafter referred to as the **‘SCHEDULE PROPERTY’**.
2. TENANT being in need of an accommodation approached the Landlord with a request to permit the Tenant to occupy the **SCHEDULE PROPERTY** on lease for a temporary period and for purposes of residential use only.
3. The parties are hence desirous of reducing into writing the mutually agreed terms and conditions of this Rental Agreement.

**NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES AS UNDER:**

* 1. That the LANDLORD has agreed to grant on Rent and the TENANT has agreed to take the **SCHEDULE PROPERTY** for period of **12 months** commencing from 1st day of April 2018. The period of the lease shall be for **Twelve months** with the option to TENANT to renew for **FOUR TIMES** for the same period, with the mutual consent of both the parties at such terms and conditions as may be mutually agreed upon between the parties.
  2. The Tenant shall a monthly rent of Rs. 22,500/- (Rupees Twenty Two Thousand Five hundred only) as consideration for use and occupation of the **SCHEDULE PROPERTY,** to the Landlord, by the 10th of every month.
  3. That in addition to the compensation mentioned above. The TENANT shall pay the actual electricity bills for the purpose security lights and water electric charges for the period of the agreement directly to the authorities concerned.
  4. The **TENANT** will pay an amount of 50,000/- (Rupees Fifty Thousand only) towards interest free Security Deposit to the **LANDLORD**. This said amount will be adjusted or refunded at the time of surrendering of the tenancy against simultaneously delivery of possession of the said tenanted portion. This deposit is for the due performance and observance of the terms and conditions of this Agreement. In the event of failure on the part of the **LANDLORD** to refund the said deposit amount to the **TENANT** as aforesaid, the **TENANT** shall be entitled to continue to use and occupy the **SCHEDULE PROPERTY** without payment of any rent until the **LANDLORD** refunds the said amount with interest @ 15 % p.a. from the date the **TENANT** offered to vacate the **SCHEDULE PROPERTY** till the date of refund of the deposit to the **TENANT** (without prejudice to the Tenant’s rights and remedies in law to recover the deposit).
  5. The **LANDLORD** shall, before handling over the **SCHEDULE PROPERTY**, ensure the working of sanitary, electrical and water supply connections and other fittings pertaining to the **SCHEDULE PROPERTY**. It is agreed that it shall be the responsibility of the **LANDLORD** for their return in the working condition at the time of re-possession of the **SCHEDULE PROPERTY** (reasonable wear and tear and loss or damage by fire, flood, rains, accident, irresistible force or act of God expected).The **TENANT** shall pay the actual electricity bills as per the meter reading for the purpose security lights and water electric charges for the period of the agreement directly to the authorities concerned.
  6. The **LANDLORD** shall be responsible for the payment of all taxes and levies pertaining to the **SCHEDULE PROPERTY** including but not limited to House Tax, Property Tax, other cesses, if any, and any other statutory taxes, levied by the Chennai Corporation) and other Government Departments. During the term of this Agreement, the **LANDLORD** shall comply with all rules, regulations and requirements of any statutory authority, the Chennai Corporation and other Government Departments, and any local, State or Central Governmental authority in relation to the **SCHEDULE PROPERTY**.
  7. The **TENANT** will install the Telephone, Air Condition Machine, at their own cost and expenses and the **LANDLORD** give all co-operation, if required for the same.
  8. The **TENANT** is entitled to make interior decoration by making cubical, blanket partition without obstruction and disturbance of the main wall of the Building and Structural alteration and/or stability.
  9. The **TENANT** will use the said tenant portion for residential use only but they will not obstruct or cause any hindrance or create any nuisance or immoral activities in the said Tenant portion of the building.
  10. The **TENANT** is not entitled to sublet, transfer or assign the whole or any portion of the accommodation let out to the **TENANT**. The **TENANT** shall not also induct in any Licensee or Paying Guest.
  11. The **TENANT** shall agree that the tenanted portion will be open for inspection by the **LANDLORD** without hindrance at all reasonable time and at all reasonable intervals.
  12. That the day to day repair jobs such as fuse blow out, replacement of light bulbs/tubes, leakage of water taps, maintenance of the water pump and other minor repairs, etc., shall be effected by the **TENANT** at its own cost, and any major repairs, either structural or to the electrical or water connection, plumbing leaks, water seepage shall be attended to by the **LANDLORD**. In the event of the **LANDLORD** failing to carry out the repairs on receiving notice from the **TENANT** shall undertake the necessary repairs and the **LANDLORD** will be liable to immediately reimburse costs incurred by the **TENANT.** Before undertaking such repairs and replacement the **TENANT** shall obtain necessary permission from the **LANDLORD.**
  13. The **TENANT** shall use 2 two wheeler parking and one covered car parking.
  14. The **LANDLORD** shall have the right to terminate this Rental Agreement at any time before the expiry of such period, by giving 60 days notice in writing and likewise the **TENANT** shall also have the right to terminate the lease before the expiry of the said period, by giving 60 days notice in writing.
  15. The **LANDLORD** shall allow the **TENANT** to enjoy quiet and peaceful possession of the said premises during the entire period of the Rental without any interruption by the **LANDLORD** or any person or persons claiming either through or under or in trust for the **LANDLORD** or other wise
  16. All notices required to be given under this Agreement should be given to the party in English language by depositing the same in regular mail with postage, prepaid or by courier, fax directed to the parties at the address mentioned above or such other address may be supplied in writing by the party from time to time.
  17. The Courts at Chennai shall have jurisdiction in respect of the subject matter of this Rental Agreement

**SCHEDULE OF PROPERTY**

All that piece and parcel of the Property bearing: SM Blessing Towers Apts, T8, Bharathi Street, Arul Nager, Urapakkam, Kanchipuram, Tamil Nadu, Pin-603211.

IN WITNESS WHEREOF the parties here to have set and subscribed their respective hands and seals the day, month and year first above written.

**WITNESS:**

1. **LANDLORD**
2. **TENANT**