

குமிழ்நாடு தமிழ்நாடு
12/01/2024

TAMIL NADU

MEGANAKANTH.V

Chennai

74AB 777339

A. VALLIMANAVALAN (S.V.)
06 / CH (S) / 2008 Dt. 19-11-2008
West Tambaram, Chennai - 45.
Cell: 9640386492

RENTAL AGREEMENT

This Rental agreement is made at Chennai on this day 01th April 2024 between **Mrs THILAGA** currently staying at NO - 6, Nithyananda Nagar 1st Street, Irumbuliyur Chennai - 600045. Hereinafter called the LESSOR (OWNER) (which term shall wherever the context so admits be deemed to include her heirs, executors, administrators, legal representatives and assigns) of the ONE PART.

AND

Mr V.MEGANAKANTH, s/o of **Mr V.VIJAYARATHINAM**, aged about 30 years (Phone No -9566477233), residing at No.5, Ganapathy Nagar, Mutharasanllur Trichy-620101. Hereinafter called the LESSEE (TENANT) (which term shall wherever the context so admits be deemed to include his heirs, executors, administrators, legal representatives and assigns) of the OTHER PART.

Whereas the LESSOR is absolute owner of the House bearing House No: 6 Nithayananda Nagar 1st street, Irumbuliyur, Chennai - 600045. More particularly mentioned and described hereunder written for the shake of brevity as "SCHEDULED PROPERTY"

And whereas the LESSOR has agreed to let out, the LESSEE has agreed to take on let out of scheduled property on the terms, conditions and covenants contained hereunder;

1. This Rental Agreement period is for 11 months, commencing from 01.04.2024 to 01.04.2025.
2. The LESSEE has paid a sum of **Rs.50, 000/-**(Rupees fifty Thousand only) to the LESSOR as security deposit by way of Cash Dated On 29th March 2024.
3. The said security deposit shall be held with LESSOR and will be refunded, without any interest, at the time of expiry/termination of the Rental Agreement, after deducting outstanding bills (if any) towards electricity, rent or any damages to the schedule property, fittings and fixtures, supplied over the vacant possession of the flat, after expiry or termination of the lease, whichever is earlier.
4. The mutually agreed rent of scheduled property is **Rs.20, 000/ -** (Rupees Twenty Thousand only) which includes monthly Maintenance charges. The LESSEE shall pay monthly rent on first week of every month within 5th day of month.
5. The LESSOR shall pay the Municipal Corporation taxes for the scheduled property.
6. The LESSEE shall pay the Electricity charges, as per the separate meter.
7. The LESSEE shall not sublet, assign, underlet or part with the possession of the scheduled property without the written permission of the LESSOR.
8. The LESSEE shall maintain the scheduled property in good condition.
9. The LESSEE shall not make any structural changes (additions or modifications), either temporary or permanent, to the scheduled property, without the written permission from the LESSOR.

11. The LESSOR is entitled to enter the scheduled property at all reasonable hours, for the purpose of inspection, after giving one day prior notice to the LESSEE.
12. The LESSEE hereby agrees and undertakes that he shall deliver vacant possession of the scheduled property, along with all fittings and fixtures supplied, at the time of expiry of the present Rental Agreement.
13. The LESSEE shall not create any nuisance to the inmates of the neighboring flats and shall observe the rules and regulations of the said apartment.
14. The LESSEE paying the rents and observing all the terms and conditions supplied herein, shall peacefully enjoy the scheduled property, without any interference or hindrance from the LESSOR.
15. If the LESSEE contravenes any of the aforesaid terms and conditions, the LESSOR shall be entitled to render the scheduled property and take the possession, irrespective of the Agreement period.
16. Notwithstanding anything contained in the forgoing provisions, the LESSOR can terminate the Agreement by giving one month notice to the LESSEE. Likewise, if the LESSEE desires to vacate, he can do so by giving one month notice to the LESSOR.
17. If the LESSOR and LESSEE mutually decide to continue the Rental Agreement, after the Agreement period, then the rent may be increased by 10% - 12% or as per mutual agreement.

SCHEDULED –I : HEREINAFTER REFERRED TO

House No: 6, Nithayananda Nagar 1st street with 2 bed room house with a living room, kitchen, one bathroom, comprising 657 Sq. Ft. built up area, together with a covered bike park at Irumbuliyur, Chennai-600045.

**SCHEDULED -II : FIXTURES AND FITTINGS PROVIDED IN THE SCHEDULE
PROPERTY**

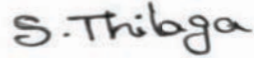
1. Tube lights	: 2 Nos.	6. Stone Sink	: 1No.
2. CFL Holder	: 3 Nos.	7. Door Bell	: 0 No.
3. Ceiling fans	: 1 Nos.	8. Main Door Keys	: 1 Nos.
4. Exhaust fan	: 0 No.	9. Shower unit in a bath	: 0 Nos.
5. Washbasin with taps	: 1 Nos.		

In witness where of the LESSOR and the LESSEE have here into set their respective hands, the day, the month and year, first here in above mentioned.

LESSEE (TENANT)


Mr. V.MEGANAKANTH

LESSOR (OWNER)


Mrs.THILAGA

WITNESSES

(NAME AND ADDRESS)

1.

2.