**RENTAL AGREEMENT**

**This DEED OF RENTAL AGREEMENT EXECUTED AT CHENNAI ON 4th November 2018.**

**Mr.ANANTH KUMRA K residing at No-14/17, First Floor, Navalar Street, Dhasarathapuram, Saligramam, Chennai- 600093. Here in after called the OWNER OR FIRST PARTY.**

**AND**

**Mr.APPARAO MANGALAGIRI residing at No-14/17, Ground Floor, Navalar Street, Dhasarathapuram, Saligramam, Chennai- 600093. Here in after called the TENAT or Second Party as follows.**

**Where as THE PREMISES at –No-14/17, Ground Floor, Navalar Street, Dhasarathapuram, Saligramam, Chennai- 600093, is absolutely owned by the FIRST PARTY here and,**

**WHERE AS THE SECOND PARTY approached the FIRST PARTY and requested him to let out the above said premises on monthly rent for Residency purpose, the FIRST PARTY agreed to let out the above said premises under the terms and conditions herein after stated:-**

1. **The renewed tenancy shall begin from 01.04.2018 for period 11 months.**
2. **The monthly rent Shall be Rs.16,000/- (Rupees Sixteen Thousand Only) Per Month Including Maintenance and payable by the SECOND PARTY during the course of FIRST WEEK of every month.**
3. **The FIRST PARTY acknowledges the receipt of Rs.50,000/- (Rupees Fifty Thousand Only) paid by the SECOND PARTY on signing of the rental agreement. This amount shall be treated as deposit by the FIRST PARTY and shall be returned to the SECODN 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 and shall not sublet the same or assign the 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 consumes by him and agrees to pay the same along with the monthly rent on monthly basis.**
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 rent Rs.50,000/- (Rupees Fifty Thousand Only) after due deductions of the money due and payable if any by the SECOND PARTY.**

**Tenant Owner**

1. **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 three 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.**
2. **The SECOND PARTY should not do/commit any illegal activities inside the premises, If they got any problem because of this, they have to resolve them self.**
3. **The Owner has to give the proper receipt for the rental amount received from the tenant.**
4. **In case, the SECOND PARTY desires to vacate the premises he should give advance notice of Two calendar months in writing and similarly the FIRST PARTY should give Two months notice in writing.**

**SCHEDULE**

**No – 14/17, First Floor, Navalar Street, Dhasarathapuram, Saligramam, Chennai- 600093.**

**Witness:**

1. **SIGNATURE OF THE FIRST PARTY**
2. **SIGNATURE OF THE SECOND PARTY**