

WHEREAS the House Owner is the sole absolute owner of **13-B, Sri Durga Empire, Chelliamman Nagar, Kolathur, Chennai-600 099**. WHEREAS the tenant has applied to the House Owner for grant of tenancy on to his of the Flat situated at the above address for living accommodation.

NOW THIS DEED OF TENANCY WITNESSETH THE FOLLOWING:

1. That the Tenancy shall be initially for the period of 11 (Eleven) months with effect from **01st June 2015** and may be renewed from time to time with mutual consent of both the House Owner and the Tenant.
2. That the rent payable by the Tenant to the House Owner or his authorized person or credit on the owner's bank saving account, in respect of the said premises, shall be **Rs.5,800/- (Rupees Five thousand eight hundred only)** per month which shall be payable or before 5th of every succeeding month (as per the English Calendar) in addition to that the flat maintenance charges, and electrical consumption charges for house and water lifting will be managed by the tenant.
3. That the Tenant has paid a sum of **Rs.35,000/- (Rupees Thirty five thousand only)** in cash as interest free rent advance, the receipt of which is hereby acknowledge by the house owner by these presents. This advance amount shall be returned to the tenant by the house owner at the time of vacating the said premises after adjusting the dues such as rent, water charges, maintenance charges and electricity dues, apart from cost of damages if any.