



தமிழ்நாடு

சென்னை TAMIL NADU

38342

4 SEP 2013

BHASKAR DARA
Anantapur.

92AA 267952

S. SARASWATHI

STAMP VENDOR-L.NO. 92281/85
ADYAR, CHENNAI-20, ☎ : 9176550068

RENTAL AGREEMENT

THIS RENTAL AGREEMENT is made on this, the 28th day of February, 2015 at Chennai.

BETWEEN

Mr.S.VINAYAK SUNDERESAN NADAR, Son of Mr.K.Sunderesan Nadar, aged about 26 years, residing at No.403, A Wing, Mathura Apartment, Cabin Road, Bhayander East, Maharashtra, Pincode – 401105. Hereinafter called the “LESSOR” which term shall mean and include whatever the context so admits and permits his legal heirs, legal representative, executors, administrators and assigns of **ONE PART** **AND**

Mr.BHASKAR DARA, S/O D.NAGESWARA RAO, aged about 29 years, residing at #1-567, II Road Extn, Georgepet, Anantapur, Andhrapradesh, Pincode – 515 001. hereinafter called the “LESSEE” which term shall mean and include whatever the context so admits and permits his legal heirs, legal representative, executors, administrators and assigns of **OTHER PART**.

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Whereas the first party is the absolute owner of the Appartment, situated at **Plot No:79, Door No:G-1, Sri Perumal Nagar, Perumbakkam, Chennai - 600 100, Kanchipuram District**, measuring an extent of 460 sq.ft and the owner has decided to let out the same to the said lessee under the following terms and conditions.

TERMS AND CONDITIONS:

- 1) This rental agreement is for a period of **11 months** with effect from **28th February 2015**.
- 2) The Lease is strictly **for Residential purpose** to accommodate the occupier of the LESSEE. The Lease is according to the English Calendar Month.
- 3) The LESSEE has paid a sum of Rs. **30,000/- (Rupees Thirty Thousand only)** towards security deposit to the LESSOR. The security deposit shall not carry any interest and shall be refunded back to the LESSEE at the time of vacating the scheduled premises after deducting any arrears in rent, electricity bills, breakages, cleaning and painting charges.
- 4) The LESSEE further agrees to pay a monthly rent of Rs. **7,000/- (Rupees Seven Thousand only)**. The rent for each month shall be paid on or before **5th** of every month (after completion of the month)
- 5) Apart from the monthly rent, the **LESSEE** shall pay Maintenance Charges, Electricity Consumption charges (At actuals) and Water Charges if any to the authorities concerned. The Maintenance charge relates to charges and expenses incurred for the maintenance of the premises such as maintenance of common area, electricity, charges relating to common area and salaries paid to the servants for the maintenance of the Building.
- 6) That, in case of damage caused by the **LESSEE** to the SAID PREMISES during the period of use, **LESSEE** shall be held responsible for compensation and other charges as the case may be and such charges may be adjusted from the security deposit amount when the same is **refunded** upon completion of the licensing agreement tenure (Vacation of flat).
- 7) The **LESSEE** agrees to pay the monthly General Maintenance charges (Mentioned in point 5) directly to The Association formed by all the Flat owners.

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- 8) Either The LESSOR or the LESSEE may terminate the Lease agreement by giving written notice **2 (Two) months in advance**. However the LESSEE is free to terminate the licensing agreement with a shorter notice period in which case the monthly rental for the premises & fixtures only, for the period of two months, shall be paid as compensation to the LESSOR.
- 9) That no interest shall be payable on the deposit amount, which would be refunded by the LESSOR after deducting the arrears in rent and damages if any, at the time of LESSEE vacating and handing over the vacant and peaceful possession of the demise premises to LESSOR.
- 10) The LESSOR and LESSEE on mutual agreement can renew this LEASE for a further period of 11 month. In such event the LESSEE shall pay and enhance the rent by **10%** upon renewal of this agreement.
- 11) At the time of vacating the schedule premises, **half** month rent will be deducted towards painting charges of the scheduled premises.
- 12) The LESSEE shall keep and maintain the schedule premises clean and in good condition if any damage shall be borne by the LESSEE
- 13) If the LESSEE commits any default to pay the rent regularly on due dates or commit any default to observe or perform any of the terms here to agreed, the LESSOR hereby reserves the right to terminate the LEASE hereto granted and take over possession of the schedule premises.
- 14) The LESSEE shall bear and pay the electricity consumed to the **Tamilnadu Power Transmission Corporation Limited** as per their monthly bill and pass on the copy of the bill along with the payment receipt to the LESSOR.
- 15) The LESSEE agrees not to sub-let or under-let the schedule premises in whole or part to any third person/party.
- 16) The LESSEE shall keep and maintain the schedule premises clean and in good condition if any damage shall be borne by the LESSEE
- 17) The LESSOR shall have the right to terminate the tenancy if the LESSEE fails to pay the rents regularly for a consecutive period of **two** months or commits breach of any of the terms herein and take possession of the scheduled premises.

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In witness where of the LESSOR and the LESSEE have signed the deed of rental agreement on the day month and year above written.

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Mr. S.VINAYK SUNDERESAN NADAR

LESSOR (OWNER)

D. Bhaskar

Mr. BHASKAR DARA

LESSEE (TENANT)

Witness : 1) N. Dorai [N. DORAI, S/o. K. Natarajan, # 39/40,
Rukmani Nagar, Puzumbakkam, Chennai-100.

2) D. Bhavya [D. Bhavya, w/o. D. Bhaskar
[# 21/672/5, Sundaraiyah Nagar, Dharmavaram
Anantapur [Dist]] .