

RENTAL AGREEMENT

This deed of Rental Agreement, executed at Chennai on this 1st day of May 2023 between:
Mr. K PIRAMUTHU RAJA, S/o Mr.P.Kandasubbu aged 51 years (Aadhar No. 8537 3587 6039),
Plot No 29A, V.G.P Amuthanagar, Maduravoyal, Chennai-600095, herein after called
HOUSE OWNER (which expression shall include his legal heirs, successors, legal
representatives, and assignees) of **ONE PART**.

AND

Mr.D.N.RAJANIKANTH, S/o Mr. Shanmugam aged 54 years (Aadhar No. 9473 8839 1783)
address at 880, 4th Block 14th Street, JJ Nagar, Mohapiar, Thiruvallur Dist, Tamilnadu,
Chennai-600037, hereinafter called the **TENANT** (which expression shall include his legal heirs,
successors, legal representatives, and assignees) of the **OTHER PART**.

Whereas the House owner herein is the sole and absolute owner of the House premises at **Plot No.29A, First Floor, V.G.P Amutha Nagar, Maduravoyal, Chennai-600095, Tamilnadu.**

Whereas the Tenant approached the house owner to let the First Floor of the said House Premises with Two Bedrooms area and the rest of the area of the First Floor Premises Excluding car parking facilities and including parking for two numbers 2 Wheelers.

NOW THIS RENTAL AGREEMENT WITNESSETH

1. The Rental and amenities Charges for the House is Rs.14,500/- per month(Rupees Fourteen Thousand Five Hundred only)
2. The Tenant has paid a sum of Rs. 1,00,000/- (Rupees One Lakh only) by way of cash as advance and the receipt of which the owner does hereby admit and acknowledge. The advance sum does not bear interest and is repayable to the tenant without interest charges at the time of the tenant handing over the rented premises vacant to the owner after deducting any arrears on rent and amenities charges and for the losses if any occurred on the premises.
3. The Tenant shall pay the electricity and water charges extra.
4. The Tenancy is only for residential purposes and the tenant has no right to sublet nor use the premises for any business or other purpose.
5. The Tenancy shall commence from 01.05.2023 for the period of 11 Months and may be renewed thereafter by mutual consent of the parties on such term as may be mutually agreed.
6. The Tenant agrees to pay the rent regularly on or before the 10th of the succeeding month.
7. The Tenant shall have no right to sub-let or make any additions or alterations to the house without the written consent of the House Owner.
8. The Tenant agrees to keep the rented Premises and amenities, including the common passage and its amenities in good condition and not to cause any damage or loss to the property.
9. The Tenant agrees to the House owner or his representatives to have a periodical inspection of the house at all reasonable times.
10. Both parties shall give advance notice of at least one month earlier in case to vacate the rented premises.

11. The Tenant agrees to take care of the House and not to cause any damage or loss to the rented premises, and amenities.
12. The Tenant shall be responsible for any loss or damage to the premises that been let out.
13. The Tenant agrees to use the common staircase and common amenities without causing disturbance to other inmates living in the house premises.
14. In case of default in payment of rent or on violation of agreement terms tenancy will be terminated immediately what so over the period of 11 months as aforesaid.

IN WITNESS OF WHEREOF THE HOUSE OWNER AND TENANT HAVE SIGNED
THIS RENTAL AGREEMENT ON THE DAY OF MONTH AND YEAR FIRST ABOVE WRITTEN.

TENANT

HOUSE OWNER

WITNESSES

1.

2.

ANNEXURE TO THIS AGREEMENT

- | | | |
|-----------------------------------|---|-------|
| 1. No. of fans fitted: | - | 6 Nos |
| 2. No. of Exhaust fans fitted | - | 2 Nos |
| 3. LED Bulbs & Tube lights fitted | - | 8 Nos |