

भारतीय गैर न्यायिक

बीस रुपये

रु.20



Rs.20

TWENTY
RUPEES

INDIA NON JUDICIAL

தமிழ்நாடு தமில்நாடு TAMIL NADU

MOHAMED RAFI. N

25 MAR 2023

20AC 025638

G. ELUMALAI

STAMP VENDOR

L. No: 27/2010 Ch(S)

30, Kalainger Street, Pammal,
Chennai - 75, Cell: 9444429318

RENTAL AGREEMENT

THIS DEED OF RENTAL AGREEMENT executed at Chennai on this 27th day of March 2023 between:

Mr. MOHAMED RAFI N., (AADHAR 3810 3959 3744) s/o Mr. Nagoor Moideen, aged about 51 years residing at 24/63 Fakkir Sahbi 2nd Lane, Triplicane, Chennai 600 005, hereinafter called **LANDLORD** of the ONE PART.

TO AND IN FAVOUR OF

Mr. SELVA KUMAR R., (AADHAR 8975 2004 8897) s/o. Mr. Raman, aged about 23 years, residing at VTC Mannadimangalam, PO Mannadimangalam, Vadipatti, Madurai 625 207 hereinafter called the **TENANT** of the OTHER PART.

R. Selvakumar
TENANT

N. M. R. Rafi
LANDLORD

10. In case the Tenant commit breach of any of the above referred terms the LANDLORD may terminate this agreement with immediate effect and the TENANT shall vacate the premises immediately.

R. Selvakumar
TENANT

N. M. R. Rafi
LANDLORD

: 2 :

The term LANDLORD and TENANT wherever found in the context permits mean and include their heirs, Executors, administrators, legal representatives and assigns:-

WHEREAS the LANDLORD is the absolute owner of the situated in No.26 VOC Street. Dr. Ambedkar Nagar, Nagelkeni, Chrompet, Chennai 600 044.

WHEREAS both the Parties mutually discussed the terms of tenancy and have reduced the same into his agreement.

NOW THIS DEED WITNESSETH AS FOLLOWS:

1. This Tenant shall pay rent of **Rs.12,000/-** per month (**Rupees twelve thousand only**) on or before the 5th day of the succeeding English Calendar month.
2. The Tenant had this day paid the advance sum (caution Deposit) of **Rs.60,000/- (Rupees sixty thousand only)** dated on 21/03/2023 by GPay paid to the LANDLORD and the same shall not carry any interest.
3. The said advance will be refundable in full after adjusting amount if any towards any arrears of rent, damage to property, other renovations like plumbing, toilet cleaning etc., and electricity consumption charges due to be paid at the time of termination of rental period or vacation of premises by TENANT. The advance amount will be refunded without any interest.
4. The Tenant shall pay the Electricity consumption charges for the Tenanted Premise as per the sub meter reading provided at the premises, directly to the concerned T.N.E.B. Office.
5. The Tenant shall handover the vacant possession of the said demised premises in the same condition at the time of vacating the premises or on expiration of the agreement.
6. This tenancy agreement may be renewed at the option of the LANDLORD after its expiry with future/fresh and conditions.
7. The tenancy shall be for a period of **11 months** commencing from this day of the Agreement. (**FROM 27.03.2023 to 26.02.2024**)
8. The tenancy shall be terminated with two months advance written notice by either of the parties of this tenancy.
9. The tenant shall compensate the LANDLORD for any loss or damage caused to the said portion during the period of tenancy.
10. In case the Tenant commit breach of any of the above referred terms the LANDLORD may terminate this agreement with immediate effect and the TENANT shall vacate the premises immediately.

R. Selvakumar
TENANT

N. M. S. P. S.
LANDLORD

11. It is the responsibility of the TENANT for the upkeep and maintenance of the tenanted portion, minor repairs of the tenanted premises to be carried by the TENANT.
12. The TENANT Shall at all reasonable times allow access to the LANDLORD or to his authorized representative to inspect the premises.
13. The TENANT shall not make any structural changes, additions or alterations to the schedule premises except with the prior consent of the landlord.

IN WITNESS WHERE OF THE PARTIES HERETO HAVE SIGNED ON THE DAY MONTH AND YEAR ABOVE MENTIONED IN THE PRESENCE OF THE FOLLOWING WITNESSES.

R. Selvakumar
TENANT

N. M. S. S.
LANDLORD

WITNESSES:-

K. Prakash

1. Mr. K. PRAKASH, s/o. Mr. Kaliyaperumal
32 I Street, Arkeeswarar Colony, Chromepet, Chennai 600 044.
Mobile: 99623 88161

D. S.

2. Mr. Dinesh Ram s/o. Mr. Chandrasekar
78B Velar Street, Madurai 625 016.

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