**RENTAL AGREEMENT**

This Rental Agreement executed on this day Mar - 15, 2021 between **Karuppannan,** S/O Thangavel aged about 63 years hereafter called “OWNER” AND **D. Sathishkumar**, S/O K. Duraisamy aged about 30 years residing at **House No: 7/441, ‘A’ Ground Floor, Nesamani Nagar, 10th Street, Perumbakkam, Chennai - 600100** hereinafter called “TENANT”.

Whereas the “OWNER” is the absolute owner of the rental flat which at **House No: 7/441, ‘B’ First Floor, Nesamani Nagar, 10th Street, Perumbakkam, Chennai - 600100** and more particular described in the schedule here under written whereas the “TENANT “approached the “OWNER” for taking on rent the schedule mentioned property and both parties have agreed under the following terms and conditions.

1. The Tenant has agreed to pay monthly rent of Rs. 24000 only (twenty-four thousand only) on or before 5th of every month.

2. The tenant has paid on this date the sum of Rs. 80000 only (eighty thousand only) as security to any damage cum advance to the owner without interest. At the time of vacating subject to any damages or any other amounts due to the “OWNER” by the “TENANT” will be deducted and refunded to the tenant.

3. The Tenant shall be liable to keep the premises clear and without any alteration to the main structure of the building and shall be liable for any damages.

4. This rental agreement valid from **April 1, 2020 to March 31, 2021**.

5. The tenant shall not transfer sub-let or under-let the tenanted portions to anybody else and misuse of the same for any other purpose shall lead or termination of the tenancy by the OWNER

6. The OWNER and TENANT shall have the right to determine this rental agreement for any breach of conditions by giving 45 day notice to each other.

7. The TENANT shall not use the demised premises for any unlawful and illegal purpose and shall be liable for any damages.

8. The OWNER or his representative can inspect the tenanted portions after intimation to the tenant.

9. The OWNER has to give the proper receipt for the rental amount received from the TENANT.

10. a. TENANT shall pay the electricity charges.

b. OWNER shall pay the property Tax.

c. OWNER shall pay the water tax.

11. The Rental flat, which consists of the following electrical things and properties, should be properly returned to the owner without any damages at the time of vacating by the tenant.

* Light fittings 8 no’s
* Fan 6 No’s

IN WITNESS WHERE THE PARTIES herein singed this Rental Agreement on the day, month and the presence of

WITNESS

OWNER

1.

2.