



தமிழ்நாடு தமில்நாடு TAMIL NADU

B of Priyadharsini  
Chennai-42

**RENTAL AGREEMENT**

M-Car - 0210  
97AB 999222  
M.GANAPATHY  
STAMP VENDOR  
L.No.14325/E/94  
No.42, Velachery Main Road,  
Chennai-600042

This Rental Agreement is executed at Chennai 23th day of JANUARY 2023 between  
BG PRIYADHARSHINI, residing at Plot No.5, Door No.12, Hudson Avenue, Dr.  
Seethapathy Nagar Extension, Velachery, Chennai 600 042, hereinafter called the OWNER of  
the One Part.

AND

Mr. HARIPRASATH GOWTHAMAN(2892 2622 3175), residing at No  
3/99-1,UPPUKINARU STREET, PETHANAICKANUR, POLLACHI TK, COIMBATORE  
642134, hereinafter called the TENANTS of the Second Part.

The Terms OWNER and TENANTS wherever they occur herein if the context allows  
shall mean and include their respective heirs, executors, administrators, legal representatives,  
successors and assigns.

T.H.H  
TENANTS

Priyadharsini  
OWNER

(2)

The premises at Plot No.5, Door No.12, Hudson Avenue, Dr. Seethapathy Nagar Extension, Velachery, Chennai 600 042, (Second Floor, 1BHK) is let out for rent on a monthly rental basis to the party of the Second part with effect from 23.01.2023 for a period of 11 months, with the mutually agreed terms and conditions.

NOW THIS RENTAL AGREEMENT WITNESSETH AS FOLLOWS:

1. The rent for the premises is Rs.9000/- (Rupees Nine Thousand only) per month.
2. The TENANTS shall pay the rent on or before 5th of every succeeding English calendar month regularly to the OWNER.
3. The TENANTS shall pay electricity charges to the OWNER.
4. The TENANTS have paid a total sum of Rs.35,000/- (Rupees Thirty Five Thousand only) to the OWNER as security deposit which shall not carry any interest and the said amount shall be refundable to TENANTS at the time of vacating and delivering vacant possession of the premises after deducting or adjusting any arrears of rents, maintenance charges, Repair charges, EB Charges, if any due by him. This advance amount shall not bear any interest whatsoever.
5. If the TENANTS commits any damage to the premises rented to him and damages are to be ascertained at the time of handing over possession and shall be deducted from and out of the said security deposit and the balance amount shall be paid to the TENANTS.
6. The OWNER will pay the Property Tax to the Municipality/Corporation whenever falls due.
7. The TENANTS shall use house only for residential purpose.
8. The TENANTS shall not sublet or in any other way part with the possession of the said premises to any other party.
9. The TENANTS shall not carry out any structural changes or any additions or alterations to the premises and electrical fittings without prior written approval of the OWNER.
10. A TWO MONTH notice must be given by on either side for vacating the house before expiry of the agreement.
- the present condition. Otherwise
11. During the vacating the house as to be handed over has per damage cost will be adjusted from the advance.

  
TENANTS

  
OWNER

(3)


12. The OWNER have the right to inspect the premises with the prior intimation to the TENANTS, in the agreed period
13. On expiry of this agreement, the TENANTS shall hand over vacant peaceful possession of the said premises to the OWNER.
14. Any minor repairs should be carried out by TENANTS with the direction of OWNER.
15. The TENANTS shall keep the premises rented out to him in clean and good condition.
16. The TENANTS agree to maintain the house and all amenities and fixtures provided therein good condition.
17. The TENANTS shall not carry out any structural changes or any additions or alterations to the premises and electrical fittings without prior written approval of the OWNER shall not keep any dangerous, hazardous and inflammable goods inside the building premises and shall not be permitted for any use, which is illegal, and shall not create any nuisance and cause damages to the property and to the co-TENANTS in the said premises.
18. It is mutually agreed by and between the parties that in the event of any dispute arising only in the courts of Chennai will have jurisdiction the place where the agreement is entered.
19. Handed over the portion with good painting while vacate the portion the TENANTS do the painting, or the cost of painting work will be adjusted in the advance amount.
20. The TENANTS shall bear maintenance charges at rate of Rs.400/per month regularly to the OWNER.

INSTRUMENTS & APPLIANCES HANDED OVER

1. 2 Nos Ceiling Fans
2. 4 Nos Tube Lights
3. 4 Nos Bulbs

IN WITNESS WHEREOF THE OWNER AND THE TENANTS HERETO HAVE PUT THEIR RESPECTIVE HANDS HERETO THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN IN THE PRESENCE OF:

  
TENANTS

  
OWNER

WITNESSES:

1.

2.