**RENTAL AGREEMENT**

This rental agreement executed at Chennai on this 1st day of April 2025 between **TMT.I.JAYANTHI** W/o.R.Ilango residing at No.4 /25, Bharathi Nagar, First Street, Second lane, T.Nagar, Chennai – 600 017 hereinafter called **LESSOR** of the one part.

And

**MR.MANOHAR VADUGU. S/O.JOGESWARA RAO** working asmarketing officer in Bank of India, No.7(old No. 4) Seshadri road, Alwarpet, Chennai- 600018. His permanent residence is No. 4-47/8 Canal Road, West side of the village, Madduru, Krishna, Andhra Pradesh - 521151 hereinafter called **LESSEE** of the other part.

Whereas the **LESSOR** is the absolute owner of the premises No.4 /25, Bharathi Nagar, First Street, Second lane, T.Nagar, Chennai – 600 017, Whereas the **LESSEE** approached the **LESSOR** for the lease of said property for residential purpose.

Whereas the lessor agreed to let out the flat on monthly rent and the lessee agreed to take the flat on the terms and conditions hereinafter contains.

**THE LESSOR AND THE LESSEE AGREE AND COVENANT AS FOLLOWS:**

1. The lessor had agreed to let out the flat No.4 /25, Bharathi Nagar, First Street, Second lane, T.Nagar, Chennai – 600 017 with lease for residential purpose only on a monthly rent of Rs.19,000/- (Rupees Nineteen Thousand only) per month. The above said premises on lease for a period of 11 months commencing from 01.04.2025 to 28.02.2026.
2. The monthly rent along with amenity charges shall be payable by the lessee on or before 5th of every month.
3. An amount of Rs.75,000/- (Rupees Seventy Five Thousand only) has been paid by the lessee to the lessor as advance which is to be returned without any interest on termination of this agreement by the lessor.
4. Three months prior notice must be given by either party for the termination of this agreement.
5. Electricity charges to be paid by the lessee on actual to the TNEB on time.
6. Any alteration, extension, repairs in the building to be done with prior approval from the lessor and the lessee to bear the total cost. On termination of this lease agreement the lessee will hand over the vacant possession of the premises in the same manner and condition in which it was let.
7. The lessee should maintain and handover the tenanted portion in the same condition, failing which the painting cost and damages caused shall be adjusted against the advance.
8. The rent shall be payable till the last date before handing over possession of the tenanted portion to the lessor and the rent shall not be adjusted against the advance.

**AMENITIES PROVIDED**

1. Tube Lights - 5 Nos
2. Bulbs - 8 Nos
3. Ceiling Fans - 3 Nos / Exhaust Fan - 3 Nos
4. Cupboards - 3 Nos. with PVC Doors
5. Lofts - 3 Nos. with PVC Doors
6. Main door Key with Duplicate – 2 Nos
7. Curtain Rods(S.S)- 5 Nos (for windows)

In witness whereof the parties here to have signed on the date, month and year first mentioned in the presence of Witnesses.

LESSOR LESSEE

(I.JAYANTHI) (MANOHAR VADUGU)

WITNESSES

1.

2.