



தமிழ்நாடு தமில்நாடு TAMIL NADU

25AC 907148

18 DEC 2023

Sathyaraj Kondasamy.

600 091

S. SARASWATHI

STAMP VENDOR

L.C. No: 9228/அ/85 DT. 16-4-1986

ADYAR, CHENNAI - 600 020.

Cell: 91766 50088

RENTAL AGREEMENT

This deed of RENTAL AGREEMENT executed at Chennai this 2023 between

Mrs. Palaniyammal R, Saphire 2D, Olympia Opaline Apartments, Navalur, Chennai – 600130, herein after referred to as LANDLORD OR LESSOR OF ONE PART. (Which expression shall include their heirs, legal representatives, successors and assigns).

AND

Mr. Sathyaraj K, aged about 29, residing at Saphire 1A, Olympia Opaline Apartments, Navalur, Chennai - 600130, Herein after referred to as TENANT OR LESSEE OF SECOND PART. (Which expression shall include there, legal representatives, successors and assigns).

WHEREAS the LANDLORD hereinafter the absolute owner of the premises

Sathyaraj K.

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WHEREAS the Land Lord is the owner of the House and ground bearing WHEREAS a residential portion in the property, LAND LORD herein had agreed to let out the same subject to the following terms and conditions set out hereunder.

NOW THIS RENTAL AGREEMENT WITNESSETH that in pursuance of the said rental agreement in consideration of a rent **Rs. 32,400/- per month** paid and rental Advance of Rs. 1,00,000/- paid as Security Deposit by cash / bank the TENANT at the time of entering this Rental Agreement receipt of which sum the LAND LORD do hereby admit and acknowledge. The TENANT and the LAND LORD mutually covenant and agree as follows:

1. The LAND LORD has let out and the TENANT has taken the Tenanted portion more fully described in the schedule hereunder.
2. The TENANT agrees and undertakes to pay the actually agreed monthly rent of Rs. 32,400/- with effect from 1st of April 2023 regularly and punctually on or before 5th of every succeeding English calendar month without any default.
3. The TENANT shall use and maintain the fan — 5, tube light — 6, cupboard no — 3, AC — 2, Chimney — 1, Dining Table with 4 chairs, Sofa Set with one 3 seater and 2 chairs, Cot with Bed — 2, Wall mounted table Fan — 1, Invertor with battery, Water Heater — 2, Windows Screen and Netlon — 7 each, Shoe rack — 1.
5. The TENANT agrees to pay electricity charges separately as per the meter provided by the LAND LORD.
6. The TENANT shall have no right to SUBLET the Tenanted portion either in whole or in part to any third party or parties.
7. The TENANT shall no convert the purpose of this agreement other than the purpose mentioned above in this agreement.
8. The TENANT shall keep and maintain the Tenanted portion with all fittings and fixtures in good, clean and tenantable condition.
9. The TENANT shall not make any alterations or additions either structural or otherwise and undertakes to meet the expenses to repair the damages.
10. The TENANT agrees to permit the LAND LORD and his agents to inspect the demised portion at all reasonable times.
11. The TENANT or any person under his responsibility shall not cause any disturbances or inconveniences to other Tenants and neighbors.

Satyam

Ulaganathan

12. During the tenure of this Rental Agreement the LAND LORD undertakes to pay necessary taxes to concerned authorities to the Tenanted property.

13. The TENANT shall be permitted to attend any minor repairs and whitewashing to the tenanted portion at his own expenses with written consent from the LAND LORD.

14. If the TENANT desires to vacate the tenanted portion before the expiry of the rental agreement shall give two months notice in writing in advance to the owner.

15. So also, the LAND LORD requires the tenanted portion to their own purpose he shall give two months notice to the tenant requiring the tenanted portion

16. The LAND LORD agrees to refund the Security Deposit of Rs.1,00,000/- without any interest to the tenant at the time of vacating and handing over the vacant Possession of the tenanted portion peacefully subject to any arrears in rent electricity charges and damages if any. However, the tenant shall not be entitled to claim any adjustment of the above advance against such arrears.

Witnesses

Rengasamy

Mr. Rengasamy

Lessee

Sathyaraj K

Mr. Sathyaraj K

Agalya P

Mrs. Agalya P

Lessor

Palaniyammal R

Mrs. Palaniyammal R