



தமிழ்நாடு தமில்நாடு TAMIL NADU

24/01/2020

SUBRAMANIAN MUTHAIAH

RENTAL AGREEMENT

72AB 500372

A.S.SIVASUNDARAM
STAMP VENDOR

L.No.12144/M1/96, Dt.30.9.97
No.159 Arcot Road, Porur, Ch-116.

THIS RENTAL AGREEMENT IS EXECUTED AT CHENNAI ON THE 01 DAY OF APRIL 2019 BETWEEN

Mr. S. MUTHAIAH, Residing at No:46, Ramanujam Street, ("Udhayam House"), T.Nagar, Chennai-600017. Hereinafter called the 'House Owner' which term shall mean and include her/ his legal representatives, executors, administrators and assigns of the FIRST PART.

TO AND IN FAVOUR OF

Mr. SUBRAMANIAN MUTHAIAH, Residing at No:46, First Floor, Ramanujam Street, ("Udhayam House"), T.Nagar, Chennai-600017. Hereinafter called the 'TENANT' of the SECOND PART.

WITNESSETH AS FOLLOWS:

WHEREAS the tenant has requested the House owner to let out the property namely at No:46, First Floor, Ramanujam Street, ("Udhayam House"), T.Nagar, Chennai-600017.

WHEREAS the Part of the SECOND PART has offered to take on a Monthly Rent of **Rs.18,000/-(Rupees Eighteen Thousand only)**

WHEREAS the party of the FIRST PART has agreed to let out the same to the party of the SECOND PART subject to the following terms and conditions.

NOW THIS DEED OF RENTAL AGREEMENT WITNESSETH:

1.The rent shall be paid in respect of the residing at **No:46, First Floor, Ramanujam Street, ("Udhayam House"), T.Nagar, Chennai-600017.**

2.The tenancy shall be in force for a period of 12(Twelve) months commencing from the 01st of April 2019, the tenancy being the English calendar month. 01.04.2019 to 31.03.2020

3. The monthly rent mutually fixed at **Rs.18,000/-(Rupees Eighteen Thousand only)**

4. The Party of the SECOND PART shall pay the rent regularly on or before in English Calendar 5th day of Every Month to the party of the FIRST PART or his nominee or nominees.

5. The Party of the SECOND PART has this day paid to the party of the FIRST PART a sum of **Rs.1,50,000/-(Rupees One Lakh Fifty only)** as Advance which is treated as Security Deposit and shall not bear any interest and the same is refundable at the time of the Party of the SECOND PART vacating the premises.

6. The Party of the SECOND PART shall not alter or modify the existing Building without the written consent of the party of the FIRST PART.

7.The party of the SECOND PART shall not sublet the house to any person or persons.

8.The owner shall allow the tenant peaceful possession and enjoyment of the premises during the continuance of tenancy provided in the tenant act subject to the terms of this agreement of tenancy

9.The Party of the SECOND PART shall not demand for more amenities than the one available now.

10. The Party of the FIRST PART shall have the right to inspect the building at any time and the party of the SECOND PART shall not object for the same.

11. The party of the SECOND PART shall keep the building in perfect condition without causing any damage to the structures, he shall not install any immovable properties which are likely to cause damage to the building or diminish the value of the same.

12. The Property tax shall be paid by the party of the FIRST PART, the Electricity charges shall be paid by the SECOND PART on the used meter reading shown in the respective meter.

13. The tenancy is terminable on Three month's Notice on either side.

14. The party of the FIRST PART shall have the right to adjust the arrears of rents, electric charges, water, drainage cleaning and damages if any from and out of the advance at the time of party of the SECOND PART vacating Premises.

IN WITNESS WHEREOF THE PARTIES HERETO HAVE SET THEIR HANDS AND SIGNED ON THE DAY, MONTH AND THE YEAR FIRST ABOVE WRITTEN IN THE PRESENCE OF:

WITNESSES:

1. SRIRAM

S. M. V. K. A. I. B.
**PARTY OF THE
FIRST PART
OWNER**

2. RAHUL


**PARTY OF THE
SECOND PART
TENANT**