

## INDIA NON JUDICIAL

நாடு तमिलनाडु TAMIL NADU

3870 28 JAN 2021 Mrs. PARVEEN BABI

84AB 565462

S. SARASWATHI

STAMP VENDOR

L.C.NO:9228/ &b/ 85DT. 16-4-1986

ADYAR, CHENNAI - 600 020.

Cell: 9176650088

## RENTAL AGREEMENT

THIS RENTAL AGREEMENT executed at Chennai on the 28<sup>th</sup> day of January 2021 by and between

Mrs.Parveen Babi, aged about 41 years W/o.R.Balaji, residing No:32, Prameswari Nagar, Adyar, Chennai-600 020. hereinafter called the LANDLORD, which term shall mean wherever the context so permit mean and include, his heirs, executors, administrators, legal representatives and assigns of the ONE PART.

Mr.S.Naveen Kumar, Son of Sambandan.B, residing at No:52, Ezhil Nagar, Chedukkarai Post, Gudiyatham, Vellore Distict-632 602, Hereinaster called the TENANT of the OTHER PART.

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WHEREAS the LANDLORD and the Tenants which expression shall unless repugnant to the context or meaning thereof is deemed to include their heirs, executors, administrators and assigns of the WITNESSE:

WHEREAS the landlord is the owner of the Flat CL6, 2/492, Mambakkam Main Road, Medavakkam, Chennai- 600 100. The LANDLORD has agreed to the Rent out same and the parties herein have mutually agreed to the following terms and conditions in respect of the same.

- 1. The Rental Agreement is for a period of 11 Month from 1/04/2020 to 28/02/2021 and renewal of the Rental Deed is based on the mutual acceptance between both the parties.
- 2. The Tenant paid a rental advance of Rs.40,000/-(Rupees Fourty Thousand Only) to the LANDLORD and the LANDLORD has received and acknowledge the same, as security deposit without interest and refundable at the time of expiry of this Rental Agreement.
- 3. The Tenant shall pay the LANDLORD a monthly rent of Rs.7,500/(Rupees Seven Thousand Five Hundred Only) which is inclusive of
  Maintenance charge.
- 4. The Tenant Shall pay the electricity charges according to the reading of the meter installed in the said premises.
- 5. The Tenant shall pay the monthly rent regularly on or before 10<sup>th</sup> of the English calendar month.
- 6. The Tenant shall not commit any act of waste or damages to the building nor shall they effect any alteration or addition to the building.
- 7. The Tenant shall keep the premises in good and tenantable condition. The Tenant should permit the LANDLORD or his agent to inspect the above said premises at all reasonable hours.

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- 8. The Tenant shall not make any alteration, structural or otherwise, without previous written consent of the LANDLORD.
- 9. That the Tenants hereby agreed with the LANDLORD not to use the premises for any illegal purpose.
- 10. Both the Parties mutually agreed to issue the Two month notice to vacate the said premises.
- 11. The premises must be returned in good condition at the time of vacating.
- 12. The Tenant is permitted only to utilize the above said premises for residential purposes and not for commercial purposes.
- 13. In the event of any damages happen to the premises the landlord as rights to terminate this agreement.
- 14. The Lessor is fully aware and the Lessee under take to sublet the premises only for Residential purposes for the family.

## **SCHEDULE**

All the premises Flat CL6, 2/492, Mambakkam Main Road, Medavakkam, Chennai- 600 100. OF THE PARTY OF THE FIRST PART AND THE PART OF THE SECOND PART HAVE SET THEIR RESPECTIVE HANDS AND SIGNED THIS AGREEMENT OF THIS RENTAL AGREEMENT OF THE RENTAL ON THE DAY, MONTH AND YEAR AS ABOVE WRITTEN.

SIGNED AND DELIVERED

IN THE PRESENCE OF WITNESSES

1. V. Lassinthon

**LANDLORD** 

1. V. Kasinathan

(V. Kasinathan)

169, Kanragi Negar, Salem

636009

2. C. K. - W. L.

(C. KARMHAK KANNAN)

129, Gandhi Road, Gudiyathan

632 Coz