



कमिश्नर तमिलनाडु TAMIL NADU

9899  
30/5/24

02AB 335525

**K.MAHALAKSHMI**  
S.V.L. No. 3016/2/95  
NewNo.11, Old No.8, 2nd Street  
Mangalapuram, Chetpet,  
Chennai-31 Cell: 9362895090

### RESIDENTIAL RENTAL AGREEMENT

THIS DEED OF RENTAL AGREEMENT Executed at Chennai, on this 1st day of April 2024 between **Mrs.Poongavanam Krishnasamy**, Hindu aged about 40 years, residing at No 48/53, Pillaiyar koil street, puzhuthivakkam, chennai- 91, hereinafter called the **LANLORD** and **Mr. Sathish**, Son of **A.Dass**, aged 63 years, residing at, No 9, Mathiyalagan 1st Cross Street, Ullagaram, Chennai - 6000091, hereinafter called the **TENANT**. The terms **LANDLORD** and **TENANT** shall mean and include unless repugnant to be context where ever they may occur in these presents their heirs, executors, administrators and assings **WITNESSETH AS FOLLOWS**

Whereas the LANDLORD is the absolute owner of the property bearing at No 48/5, Pillaiyar koil street, puzhuthivakkam, Chennai - 600091 and whereas he is willing to rent out the said property to the TENANT and whereas the TENANT is willing to take the portion mentioned in the schedule here under on monthly rent from the LANDLORD and the LANDLORD and TENANT agree for the under mentioned terms and conditions:

1. The monthly tenancy is according to the English calendar month.
2. The tenancy is determinable at will as per the law.
3. The rent per month of **Rs. 26,000/- (Rupees Twenty Six Thousand Only)** and is payable on the 5th day of every calendar month.
4. The TENANT has paid a sum of **Rs. 80,000/- (Rupees Eighty Thousand Only)** towards rental advance cum Security Deposit which shall not carry any Interest and shall be refunded by the LANDLORD to the TENANT on this vacating and delivering vacant possession of the demised portion with key.
5. If the TENANT commits defaults in payments of monthly rent consequently for a period of three months rental agreement shall be cancelled and the LANDLORD shall be at liberty to evict the TENANT from the said portion of the said premises.
6. The TENANT shall use the said portion for residential purpose only.
7. The TENANT shall pay the Electrical consumption charges directly TNEB.
8. The TENANT shall keep the demised portion in this occupation in the good and tenantable condition without damage or repair to the flooring, walls and structures, electrical and plumbing fittings.
9. The TENANT shall use the demised portion in his occupation without causing any annoyance, worry and nuisance prohibited by law



10. Renewal of the tenancy is at the mutual consent of the LANDLORD and TENANT.
11. Advance amount will be refunded only after handled over the key of the vacant portion of the demised is good condition as it was let by TENANT to be LALORD, If any damages done by the TENANT to be demised portion, the proportionate amount will be deducted in the advance amount.
12. The agreement is for a period of twelve months (From 01.04.2024 to 31.03.2025) In case the TANENT and the LANDLORD mutually agree to have the period of rental agreement for the said premises to be further extended, the LANDLORD covenants to the TENANT for such period subject to be TENANT giving a notice in writing thereof at least TWO months prior to the determination of the ownership and fresh teanancy shall be drawn on such terms and conditions to be naturally agreed upon. Every eleven month once the enhancement of rent 10%.
13. The LANDLORD or TENANT shall give two months notice in writing to vacate the demised portion. The TENANT shall not sublet the portion of the property leased out to him to any third person

### SCHEDULE

In witness whereof the parties have set their hands the day, month and year first above written

*P. Sathish.*  
**Tenant Signature**

*சுஜிதா பி. வி. ரெட்டி*  
**Landlord Signature**

**Witnessess**

*[Signature]*

**Witnessess**

*[Signature]*