



தமிழ்நாடு தமில்நாடு TAMIL NADU

11248

22-04-19

A.SHAIK ALLAUDEEN

CHENNAI - 64

64AB 566549

V.M

V.MANOHARI (S.V.)  
32, MUTHURANGAM ROAD,  
TAMBARAM, CHENNAI-45.  
NO.16553 / C / S9 DT.4.12.89  
PH:2226 9080

### RENTAL AGREEMENT

THIS RENTAL AGREEMENT executed at Chennai on 8<sup>th</sup> March, 2019 between **Mr M.Abdul Basheer** residing at Old No 35, New No 48, North Fort Street, Vridhachalam -606 001 here in after called the 'LANDLORD' which expression wherever the context so permits shall mean and include his heirs, executors, legal representatives, administrators and assigns.

And **Mr. A.Shaik Allaudeen** (PAN No: BOAPA3963B) residing at 338a, 10<sup>th</sup> Street, Thirumalai Nagar, Sembakkam-600064 which is having permanent address 13<sup>th</sup> Street, Ponmalai, Military Colony, Trichirapalli-620004 here in after called the 'TENANT' which expression wherever the context so permits shall mean and include his heirs, executors, legal representatives, administrators and assigns.

WHEREAS the LANDLORD is the absolute owner of the premises bearing 338a, 10th Street, Thirumalai Nagar, Sembakkam-600064 and the Tenant has approached the Landlord to let out the FLAT of the premises on RENT for residential purpose. The Landlord has agreed to rent out the said premises for Residential purpose to the Tenant on the following terms and conditions.

NOW THIS AGREEMENT OF RENTAL WITNESSETH:

- 1) This RENTAL Agreement is for a period of eleven months from **1<sup>st</sup> April 2019 to 29<sup>th</sup> Feb 2020** and shall be renewable with an enhanced rent of 5%.
- 2) The Tenant shall pay advance rent a sum of **Rs.13000/- (Rupees Thirteen Thousand Only)** payable on the first day of every English Calendar month before 5th to the LANDLORD. The Tenant agrees to pay Rs.150.00 extra for each week delayed if the rent is paid after 5<sup>th</sup> of the month. If rent is not paid within 30 days of its due, both party agrees that the non-payment of rent is treated as notice given by the tenant for vacating the flat.
- 3) The Tenant agrees to pay monthly Maintenance charges as fixed by the Flat Association directly to the Association. Any expense for purchase of water or any charge levied by the Association for water purchase will be payable by the tenant.
- 4) The tenant has Paid the Security Deposit amount of **Rs.50,000/- (Rupees Fifty Thousand only)** to the owner and Owner confirms the receipt of the same. The said security shall be refundable without any interest at the time when the tenant deliver vacant possession to the LANDLORD and if any rental arrears to be paid by the tenant to the LANDLORD on the date when the tenant deliver vacant possession the same shall be deducted from and out of the rental Security Deposit and return the balance within 5 days.
- 5) This Agreement of RENTAL shall automatically be terminated if the tenant commits default in payment of rents for two consecutive months.
- 6) The tenant shall not make any structural alterations and/or add/change any fixtures likely to damage any portion without the consent of the LANDLORD and shall not sublet the portion under his/her occupation to any third party and/or not allow anyone else to occupy the said premises.
- 7) The tenant shall use the said premises only for Residential purpose and the LANDLORD shall inspect the portion at any reasonable hours.



- 8) The tenant agrees to pay "Hardship allowance" of one-month rent to the Landlord if the tenant gives a notice for vacating the FLAT within the first eleven months of this agreement.
- 9) This Agreement shall automatically be terminated if the tenant commits any violation of the terms and conditions of this Agreement.
- 10) The Tenant agrees to abide by the rules of the Apartment owner's welfare Association.
- 11) It is agreed between the landlord and tenant that the tenant will himself bear replacement/ repair cost of electric fans, lights, water taps, and other items as attached in the Inventory List.
- 12) The tenant agrees to hand over the FLAT to the landlord in the same condition in which he has taken over, subject to normal wear and tear. If there are any damages of any sort to the masonry, sanitary fittings, electrical fittings etc., the landlord is entitled to deduct the cost of getting the things right thereof from the interest free Security Deposit paid by the tenant.
- 13) The tenant shall pay the electricity charges for his FLAT as per the meter reading.
- 14) The Tenant shall not keep or store dangerous/hazardous articles or put the premises for any illegal use.
- 15) The Tenant agrees that pets are not allowed in the building.
- 16) The tenant shall not create any untoward disturbance or nuisance and shall not allow any anti-social person in the SAID PREMISES.
- 17) Both the parties agree that this RENTAL agreement may be terminated either by LANDLORD or by the Tenant at any time by giving 30 days in advance notice in writing. In the event of tenant vacating the house before completing the notice period, the tenant agrees to pay the rent up to notice period and also the hardship allowance as discussed in point No. 8.
- 18) The landlord will pay the Corporation property tax and any other taxes as levied by statutory authorities for the 'FLAT'.
- 19) The landlord or his authorized representatives are entitled to enter the premises at reasonable times to ensure that the tenant is using the 'FLAT' as a prudent person without causing any damage to 'FLAT' and equipments and the 'FLAT' is used for residential purposes for himself only.
- 20) On the expiry of the agreement or sooner determination thereof and on the tenant handing over the vacant premises in the condition in which it was handed over to him subject to normal wear and tear, will return the

interest free Security Deposit of **Rs.50,000/- (Rupees Fifty Thousand only)**. If there are any damages either to the property or the appliances, the landlord is entitled to deduct the cost of damages and land lord will return the remaining Security Deposit within 5 working days. In the event of delay in repayment of security deposit within 5 working days, the owner agrees to pay Rs.150/- per day from the due date of returning the advance.

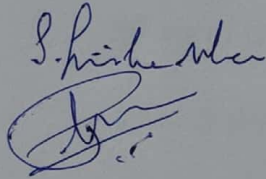
21)The Tenant shall use the article described in the Schedule below mentioned carefully and shall be responsible for their safe return to the LANDLORD subject to natural wear and tear.

#### SCHEDULE

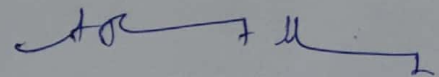
Property Address: 338a, 10th Street, Thirumalai Nagar, Sembakkam-600064.

IN WITNESS WHEREOF THE LANDLORD AND TENANT HAVE SIGNED ON THE DAY DATE AND YEAR FIRST ABOVE WRITTEN.

WITNESSES



M. Abdul Basheer  
LANDLORD



TENANT