



TAMILNADU
13 JAN 2025

B. Jayalakshmi DK 737222
B. JANAHARAJ
STAMP VENDOR
L.NO. 1461/24/89
HIGH COURT CAMPUS, CH-104

RENTAL AGREEMENT

THIS RENTAL AGREEMENT EXECUTED AT CHENNAI, ON THIS THE 31st
DAY OF JANUARY 2025

BETWEEN

Ms. Pathara Yaapsi, D/o. Pethuru Pathra, aged about 30years, residing at Flat
No. 1629/1, Ground Floor, 10th Main Road, Ram Nagar South, Madipakkam,
Chennai – 600 091, herein after called the 'LANDLORD'

AND

Mrs. B. Jayalakshmi, W/o. Siddharthan, aged about 32 years, residing at No.
1629/2, 1st Floor, 10th Main Road, Ram Nagar South, Madipakkam, Chennai –
600 091, herein after called the 'TENANT'

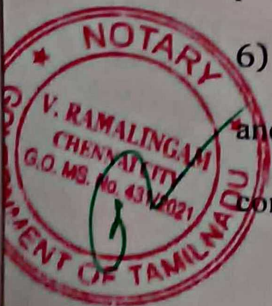


WHEREAS the landlord is the absolute owner of the property being Flat No. 1629/2, 1st Floor, 10th Main Road, Ram Nagar South, Madipakkam, Chennai -600 091, measuring an extent of 1200 sq.ft., morefully described in the Schedule hereunder

WHEREAS the tenant approached the Landlord and requested to the tenancy agreement, and the Landlord agreed for the same on the following terms and conditions.

NOW THIS RENTAL AGREEMENT WITNESSETH AS FOLLOWS:

- 1) The Landlord hereby leases the schedule mentioned property and the Tenant takes the same on lease.
- 2) The monthly rent is fixed at Rs.16,000/- (Rupees Sixteen Thousand Only) payable on or before 5th day of succeeding every English Calendar Month.
- 3) The Tenant has paid a sum of Rs. 50,000/- (Rupees Fifty Thousand Only) towards advance at the time of inception of tenancy and the landlord also admits and acknowledges the receipt of the same.
- 4) The advance amount shall be returned by the Landlord without interest at the time when the Tenant hands over the vacant possession of the premises without any arrears of rent, electricity charges and maintenance charges.
- 5) If the Tenant commits any default to pay the rent regularly on due dates or commit any default to observe or perform any of the terms here to agreed, the landlord hereby reserves the right to terminate this agreement and take over possession of the schedule premises.
- 6) This rental Agreement shall commence from 15.01.2025 to 14.11.2025 and is for a period of 11 months and may be renewed thereafter by mutual consent of the parties. In such event the Tenant shall pay and enhance the rent



by 5% upon renewal of this agreement.

7) The Tenant shall pay the electricity consumption charges regularly directly to the concerned authorities as per bills of the meter reading and the Tenant shall also pay a sum of Rs. 1,700/- towards maintenance charges to the Landlord.

8) The Lease is for residential purpose and the Tenant agrees not to use the premises for the purpose other than that it is intended for.

9) The Landlord declares that she is the absolute owner of the premises and that she has every right to lease the Schedule property.

10) The Tenant shall not Sub-Lease the whole or any portion of the flat.

11) The Tenant shall not make any structural alterations or additions inside or outside the demised portion without written consent of the Landlord.

12) The Tenant agrees to keep the premises hereby let out in good and Tenantable condition.

13) The Tenant shall keep all fixtures, electrical appliances and other amenities provided in the demised portion in good condition.

14) The Tenant shall not use the premises for carrying out any unlawful, illegal, dangerous or immoral purpose.

15) Expenses towards procuring water shall be borne by all the occupant of the apartment and the Tenant shall pay the same exclusive of rent and maintenance charges.

16) The Tenant agrees to allow the Landlord or her representatives to have periodical inspection of the premises at all reasonable times.

17) The Tenant should give an advance notice of atleast three months, in case they want to vacate the premises. The Landlord similarly should give an advance notice of atleast three months, if he wants the Tenant to vacate.



SCHEDULE

A flat, at No. 1629/2, 10th Main Road, 1st Floor, Ram Nagar South, Madipakkam, Chennai – 600 091,, measuring an extent of 1200 sq.feet.

IN WITNESSES WHEREOF THE LANDLORD AND THE TENANT HAVE SIGNED THIS RENTAL AGREEMENT ON THE 31ST DAY OF JANUARY, 2025 FIRST ABOVE WRITTEN IN THE PRESENCE OF

WITNESSES :-

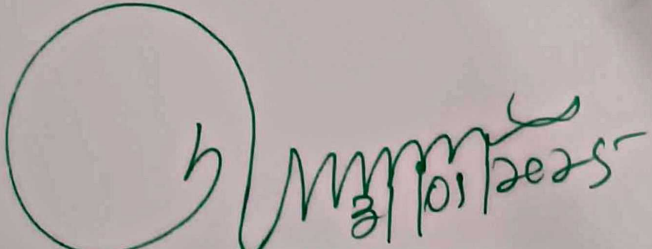
1) G. Mathi

2) M. thirveni

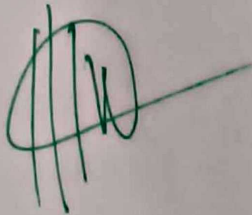
P. yapsi
LANDLORD

B. Jayalakshmi.
TENANT



A large, stylized green handwritten signature.

V. RAMALINGAM, M.A., B.L.
ADVOCATE & NOTARY
439, ADDL. LAW CHAMBER,
HIGH COURT - SUPREME COURT
CHENNAI-104, INDIA. CELL - 9380863309

A green handwritten signature consisting of several vertical strokes.