# RENTAL AGREEMENT

This Memorandum of Rental Agreement executed at Chennai on this 15th day of February 2021 between Mrs. G. Malathi wife of S.Giri, aged about 51 years, residing at No M101 Ist cross street, Thiruvalluvar Nagar, Thiruvanmiyur ,Chennai 600 041 hereinafter called the Party of the First Part which expression wherever it occurs shall mean and include himself, his heirs, executors, administrators, legal representatives and assigns of the ONE PART and M. Varun Kumar ( Aadhar Card No.3819 4556 0706 ) S/o Mrs. Rani Kumari Aadhar Card No.7486 6971 8793 permanent residence address B1 /201, Rama Paper Mil Colony , OLPAD , Tena , Pinjrat, Olpad Surad , Gujart 395005 hereinafter called the Party of the Second part which expression wherever it occurs shall mean and include himself, his heirs, executors,

PARTY OF THE FIRST PART PARTY OF THE SECOND PART

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administrators, legal representatives and assigns of the other part WITNESSETH AS FOLLOWS:

WHEREAS the party of the First Part is the owner of the house and ground bearing Door No.M176, 9TH Cross Street , Thiruvalluvar Nagar Thiruvanmiyur, Chennai-600041, and whereas the Party of the Second Part has applied to the Party of the First Part to let out the Ground Floor in premises No.M176 , 9th cross street, Thiruvalluvar Nagar, Thiruvanmiyur, Chennai-600041, more fully described in the Schedule hereunder on a monthly rent of Rs. 9500 /- (Rupees Nine Thousand Five Hundrd only) exclusive of electric energy charges, payable according to English Calendar month.

WHEREAS the party of the First part has agreed to do so on the terms and conditions set out herein.

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NOW THIS MEMORANDUM OF RENTAL AGREEMENT

WITNESSETH AS FOLLOWS:

1. The Party of the Second Part shall pay a sum of Rs. 30,000/- (Thirty Thousand only) as advance and security deposit to the Party of the First part which sum shall carry no interest.

2. That the Party of the Second part has agreed to take the Front portion Ground Floor of the said premises No.M 176, 9th Cross Street , Thiruvalluvar Nagar, Thiruvanmiyur Chennai 600041, on a monthly rent of Rs. 9,500 /- (Rupees Nine Thousand Fie H undred Only) exclusive of Electric energy charges payable according to English Calendar month.

3. That the Party of the Second part has taken the Ground Floor of the said premises No. M176 , 9th Cross Street , Thiruvalluvar Nagar ,Thiruvanmiyur Chennai 600041 for residential purpose only.

4. The party of the Second part shall use the portion for the aforesaid purpose and not for any other purpose.

5. That the said monthly rent of Rs. 9,500 /- (Rupees Nine Thousand Five hundred only) fixed and agreed for the said portion shall be paid by the Party of the second part to the party of the First part on or before the 5th of each month.

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6 . That the rent due shall be paid on or before the due date at the residence of the party of the First part.

7. The party of the Second part shall keep the portion let out to him in good condition.

8. The party of the second part shall not make any alteration or improvements to the premises under his occupation except with the permission of the party of the First part obtained in writing.

9. That the party of the Second part shall not sublet the premises partly or fully to any other person whomsoever.

10. That the party of the First part or his agent shall be entitled to inspect the condition of the premises at all reasonable times.

11. That the party of the Second part shall pay all charges for the consumption of the electric energy in respect of the said portion separately as per the bill received from the Electricity Board.

12. The Tenancy shall be for a period of Eleven months from 15th February 2021 ending with 14h January 2022 when this rental agreement expires whereupon the portion shall be vacated by the Party of the Second part and possession delivered to the party of the First part. The party of the Second part shall use the said premises only for RESIDENTIAL PURPOSE ONLY and not for any other purpose.

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13. That the party of the Second part hereby further covenants with and assures the party of the First part that the former would not ask for or demand any further amenities that are provided for.

14. The rental agreement is renewable at the option of the party of the firstpart at the termination of the lease.

15. That the party of the Second part further covenants with the party of the first part that the former would not tamper with the fittings, electrical wiring etc., in the said portion let out to him.

The party of the First part doth hereby covenants with the party of the Second part as follows: -

1. The party of the First part hereby admits and acknowledges the receipt of Rs. 30,000 /- (Rupees Thirty Thousand Only). The said sum of Rs. 30,000/- (Rupees Thirty Thousands only) shall not carry any interest and shall be repaid by the party of the first part when the party of the Second part vacates and delivers vacant possession of the portion let out to him in the same condition in which it was let out to him and paid rents and electricity charges etc. up to date of vacating.

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2. The Party of the First part agrees to permit the Party of the Second part to be in peaceful possession and enjoyment of the said portion in the said premises let out to the party of the Second part so long as the party of the second part observes the terms, conditions and covenants of this agreement.

3. In default of the Party of the Second part doing so or fulfilling any of the conditions the Party of the First part shall evict the party of the Second part from the portion under his occupation.

It is hereby expressly agreed and declared that if the Party of the Second Part commits default in the payment of rents for a period of two consecutive months, the Party of the First part shall notwithstanding the period of tenancy proceed against the party of the second part to eject the party of the second part from the said portion in the said premises bearing door No.M 176, 9th Cross Street , Thiruvalluvar Nagar ,Thiruvanmiyur Chennai 600041 and to recover possession thereof.

One month notice on either side is a must for vacant possession of the portion let out.

PARTY OF THE FIRST PART PARTY OF THE SECOND PART

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SCHEDULE

Ground Floor Northern Side Portion in the premises bearing Door No.M 176 , 9th Cross Street , Thiruvalluvar Nagar ,Thiruvanmiyur Chennai 600041 consisting of One bed room out , one drawing hall, one kitchen, one bath room & toilet attache .

IN WITNESS WHEREOF the parties above named have set their hands to these presents on the day and year first above written.

Signed and delivered by

G. MALATHI

the party of the First part

in the presence, of

Witnesses:

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1.

2. PARTY OF THE FIRST PART

Signed and delivered by

INDERJITH GUPTHA STALIN

the party of the Second part PARTY OF THE SECOND PART

in the presence, of

Witnesses:

1.

2.