**RENTAL AGREEMENT**

THIS DEED OF RENTAL AGREEMENT made on this 1st day of March 2025 between **VijayaKumari** aged about 74 residing at 12, Buddhar Stret, New Perungalathur, Chennai 600063 hereinafter called the LANDLORD.

# AND

**Ramanujam T S** aged about 41 years called the TENANT witnesseth as follows:

Contd to 2……

**; 2;**

Whereas the LANDLORD is the absolute owner of the residential premises **18/1, A1 Mahalakshmi Flats, Muthusamy Street, Srinivasa Nagar Peerkankaranai, Kanchipuram 600063** and whereas the TENANT approached and requested the LANDLORD to rent the same.

And Whereas the LAND LORD agreed to rent out the said TENANT the premises mentioned above and the TENANT agrees to take the said portion on rent.

And Whereas the LAND LORD and the TENANT agreed strictly to adhere to the terms and conditions set forth below.

**NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:**

1. That the portion the LAND LORD agreed to rent and the TENANT agreed to take on rent is at **18/1, A1, Mahalakshmi Flats, Muthusamy Street, Srinivasa Nagar Peerkankaranai, Kanchipuram 600063**

2. The Tenant has paid an **advance** of **Rs.90, 000/- (Rupees Nienty Thousand only)** as Rental Advance by way of net banking..

3. The LAND LORD hereby admits and acknowledges receipt of the said sum of Rs. 70,000/- (Rupees Sixty Thousand only) as Rental Advance from the Tenant on 15th Sep, 2024.

4. The Rental advance shall not carry any interest.

5. That the tenancy for Rent commences from 15th September 2024 to 14thAugust 2025.

6. That the Rent fixed and agreed for the said portion is **Rs. 75,000/- (Rupees Eleven Thousand only)** and Rental advance for the said portion is **Rs. 90,000/- (Rupees Nienty Thousand only)** and to be returned to the TENANT on the date of vacation of the premises.

7. The Tenant has to pay a monthly rent of Rs.75, 000/- on or before 5th day of every calendar

month without delay and default to the bank account shared with Tenant

8. That the tenancy is for a period of 11 months commencing **from 01 March 2025 and the Rent Agreement shall expire on 28 February 2026,** subject to renewal by mutual consent of the TENANT and LAND LORD. There has to be an active Rental agreement at any point in time during the tenancy Period.

9. That the portion let out to the Tenant shall be used only for residential purposes.

10. That the Rent agreement is not automatically renewable at the termination of the Rental Period unless stated in writing by way of rental agreement and subject to a increase of the **rent 10%** on completion of **2 years** as agreed mutually by both parties.

11. That the Tenant hereby covenants with the LAND LORD not to sub-let/transfer the portion rented to him in favour of a third party.

12. That the TENANT hereby further covenants with and assures the LAND LORD that the former would not ask for or demand any further amenities than what is provided for.

13. The tenant shall pay the Electricity charges as per the meter fixed for the residential portion.

14. The tenant shall additionally, pay **Rs.500** monthly towards maintenance charges of the common area of Mahalakshmi Apartments Cleaning, Bore well water & Common electricity charges.

15. The TENANT shall keep the residential flat in good neat and painted condition as given. While Vacating the residential flat on completion of lease period the TENANT should return the premises in the same neatly painted original condition. In case the Painting of the walls not kept in clean and neat conditions then **Rs 8,000** will be deducted from the Rent Advance for Wall painting to restore the flat wall painting

16. The TENANT shall not make any structural alterations in the residential portion and shall ensure there are no damages to the residential portion.

17. If the TENANT desires to have any interior work done, he may do so after written consent from the LAND LORD but restore the premises to its original condition (at the time of handing over the possession), If objected by the land-lord. If he fixes AC or any other products, permission for the same shall be obtained in writing and any alterations done to accommodate the same to be restored to its original condition.

18. The land-lord shall not be liable to pay for any alterations/interior works done by the tenant if the land-lord chooses to have the same without restoration to the original condition.

19. If the Tenant has not restored the alterations/interior works in spite of being asked to do so, the land-lord reserves the right to recover the expenses to that effect and the same will be deducted against the rental advance paid.

20. If there are any fittings (Electrical, Plumbing or Wardrobes or other wooden or concrete structures) are damaged by the tenant, the same shall be replaced or repaired (at the discretion of the land-lord) and at the cost to the tenant.

21. That the Tenant agrees to keep the common area clean and does not disturb the peace and tranquility of other inmates of the building.

22. The rental advance paid by the TENANT to the LAND LORD shall be returned by the LAND LORD to the TENANT at the time of his vacating the residential portion and handing over possession after deducting the arrears in rent & cost of damage, if any, to the residential portion.

23. The Tenancy may be terminated by 3 months prior notice by either party. If the tenant desires to vacate without 3 months’ notice, he agrees to pay Three months rental at the rate of Rs. 7000 (Rupees Seven Thousand only) per month.

**SCHEDULE**

All that piece and parcel of the residential premises bearing **18/1, A1, Mahalakshmi Flats, Muthusamy Street, Srinivasa Nagar Peerkankaranai, Kanchipuram 600063,** consisting of two bed rooms, kitchen, with electricity and water facilities with two-wheeler parking in common area.

**Fittings & Keys:**

Front door Keys, 2 Nos.

Fan: 5 Nos.

Tube Light: 5Nos. (2 in Hall, 1 in each 2 Bedrooms, & 1 in Kitchen)

Chimney: 1

Mosquito Net Provisioned

CFL Bulbs /40 W: 5 Nos. (2 in attached bedroom and 1 in Kitchen, 2 in Bathroom)

Exhaust Fan: 1 in Kitchen & 2 in Bathrooms

IN WITNESS WHEREOF the **LAND LORD** and the **TENANT** have put their respective hands of the day, Month and Year first above written.

**WITNESSES:**

1)

**LAND LORD**

**S. Vijayakumari**

2)

**TENANT**

**Mr Ramanujam T.S**