



தமிழ்நாடு தமில்நாடு TAMIL NADU
11 JAN 2023 கி.கி.2023.

14AC 279490
A. GURUSAMY
STAMP VENDOR
L No. 02/CH(S)/2008 Dt. 19.11.2008
No. 69, Srimetha Nagar, Andalkuppam,
Kunrathur, Chennai - 600 069.
Cell. 9444942334 / 9380333111

RENTAL AGREEMENT

THIS AGREEMENT made on this 11th day of January, 2023 between Mrs. Kiruthika Vadivel, residing at 63A, Ramasamy Street, Sathy Main Road, Kavindapadi - 638455, hereinafter referred to as the 'LESSOR' of the One Part.

AND

Mr Suresh K, with +91 9790923446 as Mobile Number, residing at F1- K3 Harni apartments, 17 MM Avenue, Kundrathur, Chennai 600 069, hereinafter referred to as the 'LESSEE(s)' of the other Part;

V. Kiruthika

Suresh K

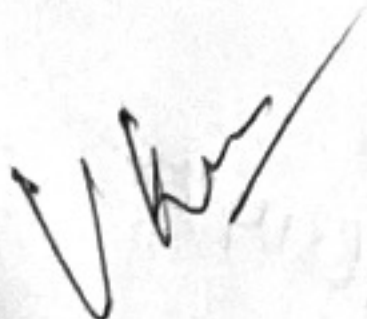
WHEREAS

The Lessor is the lawful owner of, Flat No.12, CS3; Sahaj Enclave, 2nd Floor, Phase -III, Mugalivakkam, Chennai, Tamil Nadu - 600116 and comprising of 2 BHK present in Floor 2, with parking, with an area of 1050 Square Feet hereinafter referred to as the 'said premises'

AND WHEREAS at the request of the Lessee, the Lessor has agreed to let the said premises to the tenant for a term of 12 Months commencing from 1st day of April, 2022 in the manner hereinafter appearing.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES AS UNDER:

1. That the Lessor hereby grant to the Lessee, the right to enter and use and remain in the said premises to this Agreement and that the Lessee shall be entitled to peacefully possess and enjoy possession of the said premises for residential use, and the other rights herein.
2. That the lease hereby granted shall, unless cancelled earlier under any provision of this Agreement, remain in force for a period of 13 Months.
3. That the Lessee will have the option to terminate this lease by giving 2 months notice in writing to the Lessor.
4. That the Lessee shall have no right to create any sub-lease or assign or transfer in any manner the lease or give to any one the possession of the said premises or any part thereof.
5. That the Lessee shall use the said premises only for residential purposes.
6. That the Lessor shall, before handing over the said premises, ensure the working of sanitary, electrical and water supply connections and other fittings pertaining to the said premises. It is agreed that it shall be the responsibility of the Lessor for their return in the working condition at the time of re-possession of the said premises, subject to normal wear, and tear.
7. That the Lessee is not authorized to make any alteration in the construction of the said premises.



8. That the day-to-day repair jobs shall be affected by the Lessee at his own cost, and any major repairs, either structural or to the electrical or water connection, plumbing leaks, water seepage shall be attended to by the Lessor. In the event of the Lessor failing to carry out the repairs on receiving notice from the Lessee, the Lessee shall undertake the necessary repairs and the Lessor will be liable to immediately reimburse costs incurred by the Lessee.

9. That the Lessor or its duly authorized agent shall have the right to enter or upon the said premises or any part thereof at a mutually arranged convenient time for the purpose of inspection.

10. That in consideration of use of the said premises the Lessee agrees that he shall pay to the Lessor during the period of this agreement, a monthly rent at the rate of 30,000 (Thirty Thousand Only). The amount will be paid in advance on or before the date of 5th day of every English calendar month. That the Lessee shall pay to the Landlord a monthly maintenance charge of 1,700 (One Thousand Seven Hundred Only) towards maintenance of property.

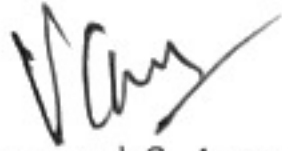
11. It is hereby agreed that in the event of default in payment of the rent for a consecutive period of three months the lessor shall be entitled to terminate the lease.

12. That the Lessee has paid to the Lessor a sum of 1,00,000 (One lakh Only) as deposit, free of interest. The said deposit shall be returned to the Lessee simultaneously with the Lessee vacating the said premises. In the event of failure on the part of the Lessor to refund the said deposit amount to the Lessee as aforesaid, the Lessee shall be entitled to continue to use and occupy the said premises without payment of any rent until the Lessor refunds the said amount.

13. That the Lessor shall be responsible for the payment of all taxes and levies pertaining to the said premises including but not limited to House Tax, Property Tax, other cesses, if any, and any other statutory taxes, levied by the Government or Governmental Departments. During the term of this Agreement, the Lessor shall comply with all rules, regulations and requirements of any statutory authority, local, state, and central government, and governmental departments in relation to the said premises.



IN WITNESS WHEREOF, the parties hereto have set their hands on the day and year first hereinabove mentioned.



Agreed & Accepted by the Lessor

Mrs. Kiruthika Vadivel



Agreed & Accepted by the Lessee

Mr. Suresh K.

WITNESS ONE

Name: S. KARTHICKREYAN




Address: 18, MALLICAI ST

KOLATHUR.

WITNESS TWO

Name:

SHYLAJA V. 

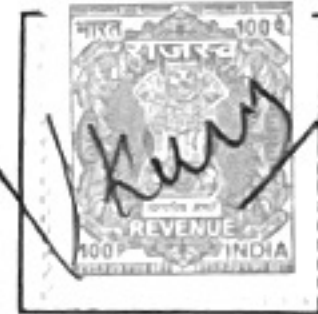
Address: F1 - K3 HARNI APS

17, MM AVE
KUNDRATHUR.

RECEIPT OF HOUSE RENT

(Under Section 1 (13-A) of Income Tax Act)

Received a sum of Rs. 3,60,000 (Rupees Three lacs Sixty thousand only)
from K. Suresh towards
the rent @ 30000/- per month from April 2022
to March 2023 in respect of House No. No: 2
situated at C82, Shreeji enclave, 2nd floor,
Phase II, Mugalivaraiam, Chennai 600 116



Date:

Signature of the House Owner

Name: KIRUTHIKA VADIVEL

Address: 63A, RAMASAMY ST
SATHY MAIN ROAD,
KAVINDAPADI - 638 455

PAN NO. AGICPV2369P