

भारतीय गैर न्यायिक

बीस रुपये

रु.20



Rs.20

TWENTY  
RUPEES

INDIA NON JUDICIAL

2022  
TAMIL NADU

12.8 NOV 2022

14AC/649623

A. SATHISH KUMAR  
STAMP VENDOR  
LIC No. 7/876/03/26  
TRIPLICANE, CHENNAI-600 005  
Phone: 2270249, 45031607

T.L. Balakrishnan

**RENTAL AGREEMENT**

THIS RENTAL AGREEMENT entered into this 1<sup>st</sup> day of APRIL  
2022 at Chennai, BETWEEN:

Mr. T.L. BALAKRISHNAN, Son of T. Lakshmi pathy, residing at  
No. 1/2, Veera Perumal Street, Triplicane, Chennai-600 005, hereinafter  
called the LANDLORD of the ONE PART.

AND

KORADA SRINIVASU, Son of KORADA APPA RAO  
residing at 1/2 VEERAPERUMAL STREET, TRIP LICANE -600005  
hereinafter called the TENANT of the SECOND PART WITNESSETH:-

Korada Srinivasu

WHEREAS the Party of the First Part is the owner of premises bearing No. 1/2, Veera Perumal Street, Triplicane, Chennai-600 005. The Party of the First Part agreed to let and the Party of the Second has agreed to take on tenancy the GROUND Floor of the said premises, subject to the following terms and conditions:

1. The owner has agreed to let and the Tenant has agreed to take on tenancy the GROUND FLOOR of the premises bearing No. 1/2, Veera Perumal Street, Triplicane, Chennai-600 005.
2. The Tenancy shall commence from APRIL 1st 2022 and shall be for a period of 11 (Eleven) months.
3. The monthly rent shall be Rs. 6000 /- (Rupees SIX THOUSAND RUPEES only) which shall be payable every month on or before 5<sup>th</sup> day of each English Calendar month.
4. The Tenant has paid an advance of Rs. 25000 /- (Rupees TWENTY FIVE THOUSAND only) which will be returned to the tenant without any interest after the expiry of the tenancy, when the tenant delivers vacant possession of the portion to the owner. The last months rent will be deducted while repaying the deposit.
5. The purpose of the tenancy is purely for residential purpose. The tenant is not authorized to put the portion for any other use except for residential purposes.
6. The Tenant is not authorized to sublet or part with the possession of any portion of the premises to any third party.

7. The Tenant shall pay the electricity consumption charges directly to the Electric Board as per the meter provided in the portion.
8. The Tenant shall not cause any nuisance to other occupants of the premises or put up any construction or make any alterations without the express consent of the owner in writing.
9. After the expiry of 11 months period of this agreement, the owner and the tenant can renew the tenancy for a further period if they desire.
10. The Tenancy is terminable at the option of either the owner or the tenant by giving three month's notice either side.
11. The Tenant shall at the termination of the tenancy deliver vacant possession of the premises in the same condition in which it is let out including all fittings subject to normal wear and tear.
12. The Tenant shall pay the sum of Rs. NIL towards maintenance charges.

**SCHEDULE**

BALAKRISHNAN, No. 1/2, Veera Perumal Street, Triplicane, Chennai-600 005, let out to the tenant for the purpose of residential use of himself and his family members.

IN WITNESS WHEREOF the owner and the tenant have signed this agreement on the day, month and year first above written.

**WITNESSES:**

1. V. T. Vasanthi

2. J. Samuel

LANDLORD

Bala K

TENANT

Kobada Srinivasu