

WHEREAS the Owner is the absolute owner of the property. **PLOT NO.4, FALT NO.T2/3RD FLOOR , BALAMURUGAN NAGAR IPPASI STREET, BALAMURUGAN NAGAR, MADURAVOYAL, CHENNAI - 600095.** The Tenant approached the to let out the portion on Rental basis and the Owner has agreed to let out the said Tenant the portion on monthly rental basis for 11 months the scheduled mentioned portion under the following terms and conditions.

NOW THIS DEED OF RENTAL AGREEMENT WITNESSEN AS FOLLOWS:

The Agreement has agreed to give a monthly rent of **Rs.18,000/- (Rupees Eighteen Thousand only)**, and the **Maintenance Charges Rs.1,500/- (Rupees One Thousand and Five Hundred Only)** The Tenancy month will be the English Calendar month and threw rent for each month shall be paid on or before 5th day of every succeeding month without fail.

The Tenant has agreed and given a sum of **Rs.1,50,000/- (Rupees One Lakh and Fifty Thousand Only)** to the owner as **Security Deposit** and the owner hereby agree to refund the said amount free from interest at the time of the tenant vacating and delivering the said premises in the same condition in which it was let out or on termination of this agreement.

This agreement shall be in force for a period of 11 month, from **01st July 2025.** However, the same could be renewed for a further period by mutual consent.

In consideration of the security deposit give and the rents reserved the tenant is put into peaceful possession and occupation of then schedule premises and the tenant is hereby entitled to use the said premises for the purpose for which it has been hereby entitled to use the said premises for the purpose for which it has been mutually agreed upon by and between parties [hereto and shall not use the same for any offensive or illegal trade /business/ activities etc., punishable under law. And also, shall not stick an inflammable /explosive harmful material in the said premises.

THE Tenant hereby agrees with the owner to;

- a) The Tenant shall pay the electricity maintenance and water charges separately as per bill.
- b) Keep and maintain the said premises clean and in good tenantable condition without causing any damages in what so ever manner and not shall make any structural addition or alternations to the said premises.
- c) Keep and maintain the appliances in good tenantable condition without causing any damages.


OWNER


TENANT

- d) Shifting or replacing the appliances shall not be permitted.
- e) Use the said premises without causing any nuisance to others and other users of the schedule property of which the said premises is a portion.
- f) Not to sublet or underlet or in any way part with the possession of sells the tenancy to any third person / party in whatsoever manner.
- g) 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 hereto agreed then the owner / authorized agent hereby reserves the right to terminate the tenancy hereby granted and take over possession of the said premises.
- h) The tenant shall use the premises for residential purpose only.
- i) The owner or his / her authorized agent is entitled to inspect the house at any reasonable hours with prior intimation.
- j) Either party shall give two months' notice in advance for termination of this agreement.
- k) The tenant must return all the keys to the owner he / she terminates the occupancy.
- l) The tenant shall not change any locks without prior notice to the owner.
- m) The tenant agrees to co-operate with the owner / agent in showing property to prospective tenant, prior to termination of occupancy.
- n) If the tenant leaves the premises unoccupied for 30 days without paying rent in advance for that month, or any unpaid rent the owner have the right to take immediate possession of the property and to bar the tenant from returning.
- o) The deposit will be returned within 30 days after he tenant vacates the premises, along with an itemized statement as to deductions, if any from security deposit.
- p) The owner is responsible to ensure the property is clean tidy and safe when the tenant moves on.
- q) The owner is responsible to ensure the property is secured-all locks in working condition when the tenant moves in.
- r) The owner is responsible to ensure the mentioned appliances in working condition when the tenant moves in.


OWNER


TENANT

SCHEDULE

In witness where of the owner and tenant have signed this rental agreement in the presence of the following witnesses on the day month and year first above mentioned.

WITNESSES:

1. D. Ramchandra
Plot No 87, flat No F5,
Krishna Gardens, Nandheri Nagar
Thirumuthalugal
Chennai - 600062

2. ~~Abhishek~~ M
Prize homes 32
19th St Krishna Nagar
Madhavoyal ch-600095

Vinitha

OWNER

M. Devi
TENANT