

भारतीय गैर न्यायिक

बीस रुपये

रु.20

भारत



INDIA

Rs.20

TWENTY
RUPEES

INDIA NON JUDICIAL

தமிழ்நாடு தமில்நாடு TAMIL NADU

17 DEC 2021

Lakshmi Narayanan Santharam

98AB 658185

R.G.PALANI

STAMP VENDOR

L.No: 31/83/2000

348 Arcot Road, Kodambakkam

Chennai - 600 024

RENTAL AGREEMENT

THIS DEED OF RENTAL AGREEMENT executed at Chennai on this 1st October 2022, by Mr. LAKSHMI NARAYANAN SHANTHARAM, aged 53 years, S/o.

Mr. Lakshmi Narayanan, residing at No. 28/19, Parkavi Apartment, 1st Phase, Mariamman Kovil Street, K.K.Nagar west, Chennai – 600 078. Hereinafter called and referred to as the **OWNER** of the **ONE PART**:

AND

1. Mr. DEEPAK JIM THOMAS, (Aadhaar No. 7106 0633 406679) aged about 39 Years, S/o. Mr. Jim Thomas permanently residing at Kunnumpuram, Near ITI, Chalakudy (P.O) Thrissur 680307. Kerala, presently staying at MRF Guest House, 1st Avenue, 5/6, Boat Clum Broad, Adayar, Chennai 600 020. Working as Corporate Product Manager at MRF. 124, Greams Road, Chennai 600 006.
2. Mrs. ANSHITA GUPTA (Aadhaar No.9440 2038 1140) aged 34 Years D/o. Mr.Himanshu Gupta, permanently residing at Kunnumpuram, , Near ITI, Chalakudy (P.O) Thrissur 680307. Kerala, presently staying at MRF Guest House, 1st Avenue, 5/6, Boat Clum Broad, Adayar, Chennai 600 020.

L. Shantharam

Shantharam



Hereinafter called the TENANTS of the OTHER PART.

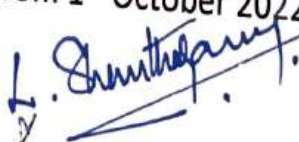
WHEREAS the Owner is possessed of the 'Navins Claremount Court Flat No.A2, Block – T4, Third Floor, Gangadar Road, (Metal Factory Road) Aminjikarai, Chennai 600 029 with Absolute rights.

WHEREAS the Tenant desired to occupy the same on a monthly rent of Rs. 32,000/- (Rupees Thirty Two Thousand only) with all fixtures thereof.

WHEREAS the Owner has agreed to the same.

NOW THIS DEED OF RENTAL AGREEMENT WITNESSETH:

1. That the rent of Rs. 32,000/- (Rupees Thirty Two Thousand only) for the flat as well for all fixtures which part of amenities and as listed separately.
2. The Tenant has paid an advance Rs. 1,80,000/- (Rupees One Lakh Eighty Thousand Only) which is refundable without any interest by the Owner at the time of satisfactory re delivery of possession.
3. The Tenant shall not seek any adjustment of payment of rent in the rental deposit or in the security deposit i.e. paid by him.
4. The Tenant undertakes to pay the rent for devised premises on or before the 5th day of every succeeding month without default.
5. The Tenant has agreed to pay Electricity bills, Water charges separately. Maintenance charges Rs.2800/- to be paid to the Navin's Claremount Court Association.
6. The afore said payments are apart from the rent i.e. fixed herein.
7. The Tenancy is for only residential purpose.
8. The demised premises shall not to be put for any immoral or illegal use of activity.
9. The Tenant shall not sublet or sublease the premises in any manner.
10. The Tenant has agreed to maintain the premises in the same good condition that has agreed to maintain the premises in any manner.
11. The Tenant undertakes to compensate any damages that may be cause to the fixtures.
12. The Tenant shall not make any structural or any structural or any other alternation without the written consent of the Owner.
13. The Owner has entitled to inspect the premises at any reasonable time to the day during the period of tenancy.
14. The Owner has to pay all the statutory taxes on the property.
15. The Tenant Shall not store any inflammable or dangerous article in the demised premises so as to endanger the structure of the building.
16. The Period of Tenancy is eleven months from 1st October 2022 and the tenancy is month to month.


L. Senthil Kumar

17. Should there be any contravention of the terms contained herein the Owner is entitles to determine the tenancy with two months notice of termination of the tenant herein.
18. The rent will be increase for every year 5 percent.

SCHEDULE

Flat situated in 'Navins Claremount Court' Flat No.A2, Block – T4, Third Floor, Gangadar Road, (Metal Factory Road) Aminjikarai, Chennai 600 028.

IN WITNESS WHEREOF THE OWNER AND TENANT HAVE HEREUNTO SET THEIR RESPECTIVE HANDS AND SIGNATURES THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.



(LAKSHMI NARAYANAN SHANTHARAM)

OWNER



**1.(DEEPAK JIM THOMAS)
TENANT**

WITNESSES

1.



2. M. Nirmala Kumari



**2. (Mrs.ANSHITA GUPTA)
TENANT**