

HOUSE RENTAL AGREEMENT

This deed of rental agreement executed on this 00 Day of , 2000 between Mr. , aged about Years, Resident of No., Chennai – 600 000 Hereinafter called the 'Landlord' of the one part And

*Mr.....,S/o.....,No:.....
....., Chennai – 600 000, hereinafter called the "Tenant" of the other part witnesseth.*

Whereas the Landlord is the absolute owner of the Residential Building at No. 148 / 2C, Avvai Street, IOB Colony Extn. Selaiyur, Chennai – 600 073.

And whereas the Tenant approached the Landlord to let him the said premises for residential purposes, under the following terms and conditions and the Landlord having consented to let it.

Now this deed of rental agreement witness:

- 1. The tenancy is according to English Calendar commencing from 1st April 2000 Enventhough this agreement entered on 21.03.200 and it is effective from 01.04.2000.*
- 2. The period of this agreement is for 11 months and is renewable for a further period of eleven months by mutual consent of the parties.*
- 3. The tenancy is purely for residential purposes and the tenant shall not use it for any other purposes.*
- 4. The monthly rent payable for the premises is Rs...../- (Rupees only) and which amount is payable on or before the 1st of every month. If the tenant continues in the same premises after 11 Months the existing rent will be increased.*
- 5. The tenant has paid to the Landlord on a premium Advance of Rs...../- (Rupees only) which is refundable to the tenant without interest at the time of his vacating the premises.*

6. *The portion let to the tenant is shall not make any structural alternations to the premises let, not commit any acts of waste which will impair the value and utility of the building.*
7. *The tenant shall not sublet nor transfer his right under the lease to any one else without the written permission of the Landlord.*
8. *The electricity charges and water charges payable in respect of the premises let, shall be paid by the tenant except the property tax which shall be paid by the landlord.*
9. *The tenant shall not stock in the premises let any combustible goods or any dangerous materials which will endanger the safety of the building.*
10. *The premises is let to the tenant with all electrical fittings and when vacating, the tenant shall leave them intact and in good condition.*
11. *The tenancy is terminable by Two months notice ending on either side, and the tenant shall not claim any occupancy right.*
12. *The tenant shall afford free access to the Landlord to the premises, for periodical inspection.*

In witness whereof the parties hereto have set their hands and signatures on the day month and year as above written.

WITNESSES:

LANDLORD

1.

2.

TENANT