

# RENTAL AGREEMENT

## Residential Tenancy — Tamil Nadu

This agreement is executed on Non-Judicial e-Stamp Paper as required under the Tamil Nadu Stamp Act. Registration at Sub-Registrar Office, Madurai is recommended for agreements exceeding 11 months.

### PARTIES TO THE AGREEMENT

LANDLORD (Owner)	TENANT
Name: _____	Name: _____
S/o or D/o: _____	S/o or D/o: _____
Address: _____ _____	Address: _____ _____
Mobile: _____	Mobile: _____
Aadhaar No.: _____	Aadhaar No.: _____

### PROPERTY DETAILS

Field	Details
Property Address	_____, Madurai, Tamil Nadu
Survey / Door No.	_____
Type of Property	<input type="checkbox"/> Flat / Apartment <input type="checkbox"/> Independent House <input type="checkbox"/> Villa
Floor / Unit No.	_____
Carpet Area	_____ sq.ft.
Furnished Status	<input type="checkbox"/> Fully Furnished <input type="checkbox"/> Semi Furnished <input type="checkbox"/> Unfurnished

### TENANCY TERMS

Term	Details
Commencement Date	____ / ____ / _____
Expiry Date	____ / ____ / _____ (11 months)
Monthly Rent (Rs.)	Rs. _____ /- (Rupees _____ only)
Security Deposit	Rs. _____ /- (Rupees _____ only)
Rent Due Date	On or before the ____ day of every month
Notice Period	30 (Thirty) days written notice by either party
Lock-in Period	_____ months from commencement date

### TERMS AND CONDITIONS

**1. RENT & PAYMENT:** The Tenant agrees to pay the monthly rent on or before the due date by bank transfer / cash / UPI to the Landlord. Late payment beyond 7 days will attract a penalty of Rs.500/- per day.

**2. SECURITY DEPOSIT:** The security deposit shall be refunded within 30 days of vacating the property, after deducting any dues, damages or outstanding rent.

**3. USE OF PREMISES:** The premises shall be used solely for RESIDENTIAL purposes only. Sub-letting or assignment is strictly prohibited without prior written consent of the Landlord.

**4. MAINTENANCE & REPAIRS:** Minor day-to-day repairs (below Rs.500) shall be borne by the Tenant. Major structural repairs are the Landlord's responsibility. No structural alterations without written permission.

**5. UTILITIES & CHARGES:** Electricity, water, gas and utility bills shall be paid directly by the Tenant. Maintenance charges of the apartment complex (if any):  Landlord  Tenant.

**6. ENTRY BY LANDLORD:** The Landlord shall have the right to inspect the premises with 24 hours prior written notice during reasonable hours.

**7. TERMINATION:** Either party may terminate by giving 30 days written notice. Breach of terms allows immediate termination after written notice.

**8. RENEWAL:** Agreement may be renewed by mutual written consent. Rent revision typically not exceeding 10% per annum.

**9. GOVERNING LAW:** This agreement is governed by the laws of Tamil Nadu. Any disputes shall be subject to the jurisdiction of courts in Madurai, Tamil Nadu.

**10. E-STAMP / REGISTRATION:** This agreement shall be executed on appropriate Non-Judicial e-Stamp paper. Registration at Sub-Registrar Office, Madurai is recommended for agreements exceeding 11 months.

## SIGNATURES

IN WITNESS WHEREOF, the parties have signed this agreement on the date first written above.

LANDLORD	TENANT
Signature: _____	Signature: _____
Name: _____	Name: _____
Date: _____	Date: _____
Place: Madurai, Tamil Nadu	Place: Madurai, Tamil Nadu

## WITNESSES

Witness 1	Witness 2
Signature: _____	Signature: _____
Name: _____	Name: _____
Address: _____	Address: _____