

urban centre
girls hostel, agreement



தமிழ்நாடு தனியல்நாடு TAMIL NADU

- 2 NOV 2022

13AC 837681

TAGORE MEDICAL COLLEGE
CHENNAI

M. KAILASH CHAND
STAMP VENDOR-L.No. 11727/C/91
SAIDAPET, CHENNAI-15. : 9840173098

RENTAL AGREEMENT

This Rental Agreement entered into at Chennai on this the 1st day of November 2022 between:-

Mrs.E.KALAVATHY, W/o Mr.ELUMALAI, aged 50 years residing at No.18, Bharathi Nagar, 3rd Street, Thiruvanmiyur, Chennai - 600 041 hereafter called the 'OWNER' of the ONE PART.

AND

Dr.J.Muthukumaran, DEAN, aged about 60 years, Tagore medical College and Hospital, Rathinamangalam, Chennai - 600 127, hereafter called the 'TENANT' of the OTHER PART.

E.Kalavathy

DEAN
TAGORE MEDICAL COLLEGE & HOSPITAL
RATHINAMANGALAM, MELAKOTTAIYUR POST,
Chennai-600 127.

Whereas 'TENANT' approached the owner and agreed to take premises in G2, Ground Floor, Kelihaman Koil Street, Mass Nagar, Kelambakkam, Chennai - 603103 space measuring 450 sq. ft. on monthly rental bases and the owner having agreed to the same on the following terms and conditions.

And whereas the owner agreed to rent out the same and whereas the owner and the Tenant have executed this Rental Agreement on the terms and conditions hereinafter mentioned.

NOW THIS RENTAL AGREEMENT WITNESSETH AS FOLLOWS:

1. This agreement is valid for a period of 11 months from 01.11.2022 and renewable for every 11 months thereafter on mutual agreement.
2. The Tenant shall pay a rent of Rs.8,000/- (Rupees eight thousand and hundred only) per month for the property hereby rented out.
3. The said rent shall be paid by the tenant to the owner on or before 07th of every subsequent English Calendar month
4. The Tenant has paid a sum of Rs.25,000/- (Rupees Twenty five thousand only) by way of cheque bearing No.641296 drawn from Punjab Nation Bank, East Tambaram, Chennai -600 073 as security deposit to the owner, free of interest the receipt of which sum the owner doth hereby admit and acknowledge.
5. The owner shall return the said security deposit of Rs.25,000/- to the tenant on the date of termination of lease and vacation of premises.
6. The Tenant shall use the premises only for residential purpose and the Tenant shall not store any dangerous or legally not permitted materials in the rented premises and shall not allow the place to be used for any unlawful activities.
7. The Tenant shall not sub-let the premises
8. The Tenant shall not store Hazardous goods
9. The Tenant shall pay the electricity charges on the basis of the Meter reading for the said premises directly to the Tamil Nadu Electricity Board, from time to time.

E. Kalanthy

[Signature]
DEAN
TAGORE MEDICAL COLLEGE & HOSPITAL
RATHINAMANGALAM, MELAKOTTAIUR POST,
Chennai 600127.

10. After termination of the above rental period, the parties may renew the same for a further period of 11 months as mutual consent.
11. If the Tenant fails to pay the rent continuously for more than 3 months and if the Tenant contravenes any of the terms agreed, the owner is empowered to evict the tenant from the premises forthwith and also deduct the arrears of rent and other charges from the security deposit received from the Tenant and return the balance if any to the Tenant.
12. Either party is entitled to give 2 months notice for vacating the premises within the above period of 11 months.
13. The Tenant should handover the tenancy property in good condition at the time of vacating the premises.
14. The Owner shall pay the charges if any to be levied such as property tax, water Tax, drainage tax etc., by the Statutory Authorities concerned.

SCHEDULE

In the flat No.G2, Ground floor, No.1/465, Keliamman Koil Street, Mass Nagar, Kelambakkam, Chennai - 603 103, measuring an extent of 450 sq.ft.

In witness whereof, the Owner and the Tenant have hereunto set their respective hands and signatures on the day, month and year first above written.

E. Kalavathy

OWNER

[Signature]

TENANT

Witnesses:

[Signature]

DEAN
TAGORE MEDICAL COLLEGE & HOSPITAL
RATHINAMANGALAM, MELAKOTTAIYUR POST,
Chennai-600 127.



TAMIL NADU

54AB 402670

TAGORE MEDICAL COLLEGE & HOSPITAL
RATHINAMANGALAM, MELAKOTTAIYUR POST,
CHENNAI-600 127.

A. VALLIMANAVALAN (S.V.)
06 / CH (S) / 2008 Dt. 19-11-2008
West Tambaram, Chennai - 45.
Cell: 9840386492

RENTAL AGREEMENT

THIS RENTAL AGREEMENT EXECUTED CHENNAI ON THIS
1st NOVEMBER 2018

Mr.J. SIVAKUMAR S/o Mr.K.R. JAYAVELU, aged about 41 years ,
residing at No. 1/438, Pillaiyar Koil Street, Kelambakkam,
Kanchipuram - District, Pin code - 603 103 and Mrs.S. Deepa W/o
Mr.J. Sivakumar, aged about 38 years, residing at No.1/438 Pillaiyar
Koil Street , Kelambakkam , Kanchipuram - District, Pin Code - 603103
herein after called the LANDLORDS which term shall wherever the
context so permits, mean and include their heirs, legal representatives,
executors, administrators and assigns.

TO AND IN FAVOUR OF

TAGORE MEDICAL COLLEGE & HOSPITAL herein after called the
TENANT which terms shall wherever the context so permits, mean and
include his heirs, legal representatives, executors, administrators and
assigns.

J. Sivakumar
S. Deepa

DEAN
TAGORE MEDICAL COLLEGE & HOSPITAL
RATHINAMANGALAM, MELAKOTTAIYUR POST
Chennai-600 127.

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WHEREAS Tagore Medical College & Hospital approached the Landlords and offered to take on rent, Door Numbers 1 and 2 in the first floor and Door No.4 in the second floor of the house bearing No.1/438, Pillaiyar Koil Street, Kelambakkam, Kanchipuram District consisting of 5,000 sq ft area on a monthly rent of Rs. 24675/- (Rupees Twenty four thousand six hundred and seventy five only) for a period of 11 (Eleven) months from 1st day of November 2018 as per the terms and conditions more fully and particularly set out hereunder.

WHEREAS Tagore Medical College and Hospital agreed to increase the rent by 5% (Five percent) every year from 1st October 2018

WITNESSETH AS FOLLOWS

- 1. The Landlords have agreed to let out Door No.1 and 2 in the first floor and Door No.4 in the second floor of house bearing No.1/438, Pillaiyar Koil Street, Kelambakkam, Kanchipuram District to Tagore Medical College & Hospital for setting up of Interns Hostel attached to Rural Health Training centre, Kelambakkam.
2. The Tenancy shall be according to the English Calendar month.
3. The monthly rent payable by the Tenant to the Landlords has been fixed at Rs 24675/- (Rupees Twenty four thousand six hundred and seventy five only) and the same shall be paid by the tenant to the Landlords at the rate of Rs.12, 338/- (Rupees Twelve thousand three hundred and thirty eight only) to each of the landlords on or before 5th day of each succeeding English Calendar month.
- 4. The tenancy shall be deemed to have commenced on and from 1st of November 2018 and shall be for a period of 11 (Eleven) months ending 30th September 2019. Charges for the consumption of electricity as per the meter installed for his portion, for the premises shall be paid every month apart from the aforementioned rent. The tenancy may be renewed for a further period of eleven months by mutual consent with fresh terms and conditions.
5. The Tenant has paid to the landlords a total sum of Rs.75,000/- (Rupees Seventy five thousand only) at the rate of Rs.37,500/- (Rupees thirty seven thousand and five hundred only) to each of the landlords by Cheques drawn in favour of the Landlords bearing Cheque No. 101707 dt: 28.03.2014 and Cheque No.101708 dt. 28.03.2014, as caution deposit, which shall bear no interest and shall be refunded to the tenant, as and when the Tenant vacates the said portion and handover vacant possession to the Land Lords.
- 6. The Tenant or landlords shall give a one month notice before vacating the said premises to handover to the landlords during the agreement period.



DEAN S. 22779
TAGORE MEDICAL COLLEGE & HOSPITAL
RATHINAMANGALAM, MELAKOTTAIYUR POST,
Chennai-600 127.

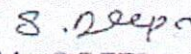
7. The Tenant shall clean the portion at his own cost, before handing over vacant possession, at the time of vacating the portion.
8. The Tenant shall not sublet the portion or any part thereof to anybody else.
9. The Tenant shall keep the said portion in good order and condition and disrepair and in a tenatable condition. The tenant shall not make any structural alterations, in the said premises
10. The tenant shall be liable to all damages that may be found to have been carried to the said premises by the tenant during the period of their use and the same may be claimed and deducted from rental advance amount as aforesaid.
11. The agreement is valid upto 30th September 2019 and on that day the vacant flat with all amenities in good condition must be handed over back to Landlords.
12. The Tenant can park the vehicles attached to the Clinic in the car parking area
13. The monthly usage of power consumption must be paid by the tenant and must show the paid receipt of the electric bill to the Landlords. The required deposits were paid to the Electricity department upto date. When the usage of electricity increased by the tenant and if the department needs further deposit the tenant only need to pay.

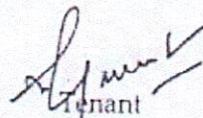
14. Schedule:

Door Numbers 1 and 2 in the first floor and Door No.4 in the second floor of the house bearing No.1/438, Pillaiyar Koil Street, Kelambakkam, Kanchipuram District measuring approximately 5000 sq.ft.

In witness whereof the Landlords & Tenant have set their signs on 1st November 2018 (D/M/Y). Herein above first written in the presence of

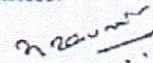

Mr.J.SIVAKUMAR
Landlord

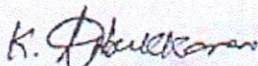

Mrs.S.DEEPA
Landlord

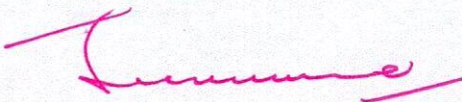

Tenant

Dean, Tagore Medical College & Hospital

Witness:

1. 

2. K. 


DEAN
TAGORE MEDICAL COLLEGE & HOSPITAL
RATHINAMANGALAM, MELAKOTTAIYUR POST,
Chennai-600 127.