**LEASE DEED**

The agreement of Lease Deed is made.................... day of.................... 19 .................... at New Delhi between Smt..................... w/o.................... R/o House No......................................... hereinafter called the lessor which expression shall- mean and include her heirs, legal representatives and assignees of the one part.

And

Shri.................... S/o.................... R/o.................... hereinafter called the lessee (which expression shall include his heirs, legal representatives and assignees) of the other part.

Whereas the lessor is the legal and absolute owner of House No.....................

Whereas the Lessor agrees to let out and the Lessee agrees to take on rent the............................................................ at a monthly rent of Rs..................... (Rs. .................... only) to be paid in advance by the 7th of each English Calender month by cheque.

Now this Deed witnesseth as follows: —

1. That the lease of the said premises shall commence from.................... and ending on.................... renewable for a further period of eleven months at a time with mutual consent. In case there is no renewal, the lessee agrees to give a clear possession at the end of the lease period i. e..................... Further if the renewal is done beyond twenty-two months,.................... % increase in the rent agreed will have to be paid.

2. That the monthly rent of Rs..................... /- (Rs.............................. only) shall be paid in advance by the 7th of each English Calender month.

3. That a sum of Rs..................... (Rs..................... only) Rs..................... in cash and Rs..................... by cheque No..................... drawn on.................... has been paid in advance out of which three months’ rent shall remain with the Lessor as security free of interest returnable on the termination of the lease period/extended lease period after adjustment of any dues remained payable.

4. That the house shall be used for residential purposes of the lessee and his family dependent members only.

5. That the actual charges for the use of electricity and water as per the Municipal bills received for the premises rented to the lessee as per the actual meter reading shall be paid by the lessee. However, the charges of any rates, taxes, cessees or levies whatsoever on the property shall be borne by the lessor.

6. That the lessor shall give the possession of the tenancy premises with all the sanitary, electricity and other fittings and fixtures in perfect working order.

7. That the Lessee shall use the premises for residential purposes only and shall not sublet the said premises in part or full to anybody else. In case of any misuse

the lessee shall bear all the consequences, including cost of litigation, penalties, fines, compensation etc.

8. That the Lessee shall be responsible to restore all fixtures and fittings in the same condition, natural wear and tear and damages by the Act of God exempted.

*9.* That the Lessee shall not carry out any structural addition as or alterations in the demised premises without the written consent of the lessor.

10. That the lessee shall permit the lessor or his authorised representatives to enter upon the said premises for inspection at all reasonable hours after giving sufficient notice.

11. That internal/external painting, distempering and polishing of the demised premises has been done prior to occupation of the demised premises, by the lessee. This will be repeated once in every three years.

12. That the Lessor will have no objection in case the lessee instal airconditioner or air-cooler without causing any damage to electrical system of the demised premises. The necessary power load if required will be arranged by the lessee from.................... Electricity Supply undertaking. The lessor will in turn sign all the required papers in this regard.

13. That all minor day-to-day repairs arising out of wear and tear in plumbing, electricity and sanitary fixtures shall be the responsibility of the lessee but major repairs shall be done by the lessor at her cost.

14. That the lessee shall abide by all the laws, rules and regulations of .................... Municipal Corporation of.................... and other local/central authoritiesand in case of breach the lessee shall be fully responsible for the consequences at his own cost and any penalty etc. due to above will have to be paid by the lessee.

15. That the tenancy shall be terminable on one month’s notice by either side and in case the house was vacated without any notice, then one month’s rent shall be paid in lieu of vacating without notice.

16. That in case the lessee fails to pay rent regularly in the manner prescribed or fails to observe any other condition or commit any breach thereof the lessor shall have the right to re-enter and take possession of the demised premises irrespective of the period of lease herein reserved.

In witness whereof, we the first and the second party put our hands in the presence of witnesses on the date, month and year above mentioned.

Lessor ........................

Lessee ........................

Witnesses