

Lease

Specimen No. II

(Lease for open plot of land)

THIS LEASE DEED is made on the 12 day of 2 2005 at asdfsdf,

BETWEEN

bfghgfbvb

Age: 23

Occupation: fghrty4y45y

Residing at: sadfdfadsfadfs

PAN: 26TGDSFGSFH

(Hereinafter called the Lessor)

(which expression shall unless repugnant to the context or meaning thereof shall mean and include his heirs, executors, administrators and assigns)

Party of One Part

AND

dfhjnfngsdaa

Age: 12

Occupation: hnghgnhgjyj

Residing at: sdsdfasfasdfasdfa

PAN: SDFGBFGG34

(Hereinafter called the Lessee)

(which expression shall unless repugnant to the context or meaning thereof shall mean and include his heirs, executors, administrators and assigns)

Party of the Other Part

WHEREAS the lessor is absolutely ceased and possessed of the property bearing Plot No. 23 admeasuring 2300 Sq. mtrs. situated at sdfasdfasd and more particularly described in the schedule herein below and hereinafter referred to as the demised premises.

AND WHEREAS the lessee approached the lessor and expressed his desire and after due discussions between the lessor and lessee, the lessor has agreed to grant to the lessee the demised premises on lease for a term of 15 years on certain terms and conditions enumerated herein below:

NOW THIS DEED WITNESSES AS FOLLOWS:

(i) In consideration of the premium and lease rent and the terms and conditions contained herein, the lessor does hereby grant and confer unto the lessee a lease of the property bearing Survey No. 45 more particularly described in the schedule written herein below for duration of 15 years and TO HAVE AND TO HOLD THE SAID DEMISED PREMISES SUBJECT TO TERMS AND CONDITIONS.

(ii) That the premium is agreed at Rs. 5000 and payment details: Cheque No. , Bank , Date 2025-09-29.

(iii) That the lessee shall pay the lease rent at the rate of Rs. 5000 per month to the lessor on or before the 2025-10-02 of each month. If the lessee delays the said payment then the lessor is entitled to charge interest on the said payment at the rate of ____% p.a. from the date of delay till its actual realisation.

(iv) That the lessor has delivered the actual and physical possession of the demised premises to the lessee at the time of execution of these presents and the lessee hereby acknowledges the same.

(v) That the lessor hereby declares and assures unto the lessee that:

(a) The lessor is the absolute owner of the demised premises and has full and absolute right to grant lease in favour of the lessee.

(b) The lessor shall not create any encumbrance or any third party interest with respect to the demised premises in any such manner which may affect the use and enjoyment of the demised premises by the lessee.

(c) The lessor hereby allows the lessee to put up a covered parking shed on the demised premises of a temporary nature.

(vi) That the lessee hereby undertakes and assures unto the lessor that:

(a) The lessee shall pay the monthly rent on time whether demanded or not by the lessor.

(b) The lessee shall construct the temporary parking shed by causing least damage to the demised premises.

(c) Not to sell or dispose off any earth, gravel or sand from the demised premises and to excavate the same except so far as may be necessary for the construction of temporary parking shed.

(d) The lessee shall not sublet or sub-lease the demised premises.

(e) The lessee shall use the said open plot i.e. the demised premises only for parking of vehicles and for no other purpose.

(f) The lessee shall not part with the possession of the demised premises during the tenure of lease.

(g) The lessee shall keep the demised premises in good and proper condition at his own cost.

(h) The lessee shall not commit any act which affects the title of the lessor to the demised premises in any manner whatsoever.

(vii) That if the lessee commits breach of terms and conditions enumerated hereinabove then the lessor shall be entitled to terminate the lease by giving a notice of one month and on such termination; the lessor shall be entitled to recover the possession of the demised premises from the lessee.

(viii) That at the end of the lease tenure or prior termination thereof the lessee shall remove the temporary parking shed put up on the demised premises at his own cost and shall hand over actual, vacant and physical possession of the demised premises to the lessor.

(ix) That all expenses towards stamp duty, registration charges and incidental expenses thereto are to be borne by the lessee and accordingly he has paid for the same.

(x) Dispute Resolution - All or any disputes arising out or touching upon or in relation to the terms and conditions of this Agreement, including the interpretation and validity of the terms thereof and the respective rights and obligations of the Parties, shall be settled amicably by mutual discussion, failing which the same shall be settled through the Adjudicating Officer appointed under the Act.

[Please insert any other terms and conditions as per the contractual understanding between the parties, however, please ensure that such additional terms and conditions are not in derogation of or inconsistent with the terms and conditions set out above or the Act and the Rules and Regulations made thereunder.]

SCHEDULE OF THE PROPERTY

All that piece and parcel of land bearing Plot No. 23 admeasuring 2300 Sq. mtrs. situate at sdfasdfasd within the local limits of sdfasdfasd Municipal Corporation and is bounded as under:

ON OR TOWARDS:

East:

West:

North:

South:

IN WITNESS WHEREOF, the parties have signed this deed on the day, month and year as above mentioned.

Sd. of Lessor

Sd. of Lessee

WITNESSES

1. dfg - vxzcvzccvxzxcvzcvzxvzcvzxvzcvzxv

2. wrtywrtywrtyw - zxvczxcvzxcvzcvzxcvzcvzcvzcv