

Draft of Deed of Lease (for a Term of Years) Rent Agreement

This Deed of Lease is made at 1st March 2016 between Anjali Sharma hereinafter called 'The Lessor' of the One Part and Rajesh Kapoor. hereinafter called 'The Lessee' of the Other Part.

WHEREAS, the Lessor is absolutely seized and possessed of or otherwise well and sufficiently entitled to the land and premises described in the Schedule hereunder written.

AND WHEREAS, the Lessor has granted to the Lessee a lease in respect of the said land and premises for a term of 4 years in the manner hereinafter appearing.

Now This Deed Witnesseth as Follows:

1. In pursuance of the said agreement and in consideration of the rent hereby reserved and of the terms and conditions, covenants and agreements herein contained and on the part of the Lessee to be observed and performed the Lessor doth hereby demise unto the Lessee all that the said land and premises situated at Ramaiah Complex, Rajaji Nagar, Bangalore and described in the Schedule hereunder written (hereinafter for brevity referred to as 'the demised premises') to hold the demised premises unto the Lessee (and her heirs, executors, administrators and assigns) for a term of 4 years commencing from the 1st day of June 2016, but subject to the earlier determination of this demise as hereinafter provided and yielding and paying therefor during the said term the monthly ground rent of Rs 10,000 free of all deductions and strictly in advance on or before the 1st day of each and every calendar month. The first of such monthly ground rent shall be paid on the 1st day of April 2016 and the subsequent rent to be paid on or before the 1st day of every succeeding month regularly.
2. The Lessee hereby for himself, his heirs, executors, administrators and assigns and to the intent that the obligations herein contained shall continue throughout the term hereby created covenants with the Lessor as follows:
 - a. To pay the ground rent hereby reserved on the days and in the manner aforesaid clears of all deductions. The first of such monthly rent as hereinbefore provided shall be paid on the 1st of April and the subsequent rent shall be paid on the 1st day of every succeeding month regularly and If the-ground rent is not paid on the due dates the Lessee shall pay interest thereon at the rate of 12% per annum from the due date till payment, though the payment of Interest shall not entitle the Lessee to make default in payment of rent on due dates.
 - b. To bear pay and discharge the existing and future rates, taxes and assessment duties, cess, impositions, outgoing and burdens whatsoever which may at any time or from time to time during the term hereby created be Imposed or charged upon the demised land and the building or structures standing thereon and on the buildings or structures hereafter to be erected and for the time being standing on the demised land and payable either by the owners, occupiers or tenants thereof and to keep the Lessor and his estate and effects Indemnified against all such payment. The annual Municipal and other taxes at present are Rs 5,000
 - c. To keep the buildings and structures on the demised premises, in good and tenantable repairs in the same way as the Lessor is liable to do under the law provided that if the Lessee so desires he shall have power to demolish any existing building or structure without being accountable to the Lessor for the building material of such building and structure and the Lessee shall have also power to construct any new buildings in their place.
 - d. The Lessee shall be at liberty to carry out any additions or alterations to the buildings or structures at present existing on the demised premises or to put up any additional structures or buildings on the demised premises In accordance with the plans