LEASE DEED

This Lease Deed made at New Delhi on this \_\_th Day of April 2013.

BETWEEN

**Mrs. Navneet Chugh W/O Mr. Brijmohan singh R/O M-39, First Floor, Chittranjan Park, New Delhi-110019** (hereinafter called the ‘’LESSOR’’ which expression shall unless it be repugnant to the context or meaning there of include her heirs, executors, administrators and permitted assigns) of the one part.

AND

**Mr. Asif Anwar Ali S/o Mr. Anwar Ali R/o 327(1/284), cheruliparamvil 1, vilayur gram panchayat, Pin Code-679309** (hereinafter called the ‘’Lessee’’ which expression shall mean and include his heir, executors, successors permitted assigns) of the other part.

WHEREAS the Lessor is the owner and in possession of Property No. M-39, Second Floor, Chittranjan Park, New Delhi-110019 (Hereinafter referred to as the “Demised Premises”).

WHEREAS the Lessor is agreed to let out on rent the demised premises consisting of 2 bedrooms with attached baths, drawing-dining and one kitchen on second floor for their occupation.

AND WHEREAS the Lessor has agreed to give on lease the demised premises on the following terms and conditions:-

NOW THIS DEED WITNESSETH AS FOLLOWS:-

1. That this lease shall commence from \_\_ April 2013 to \_\_ April 2015 for a period of 2(Two) years.

2. That the lessee shall pay the monthly rent of Rs. 25,500/- (Rupees Twenty Five Thousand Five Hundred only) for the demised premises described above to the Lessor by 24th of each English Calendar Month in advance.

3. That the Lessee shall pay a sum of Rs. 25,500/-(Rupees Twenty Five Thousand Five Hundred only) equal to rent of one month as interest free security deposit which shall be refunded by the Lessor to the Lessee at the end of the tenancy before taking back the possession of the demised premises subject to clearing all outstanding dues if any.

4. That the monthly rent will be increased by 10% after every year during the lease period.

5. That the water and electricity charges shall be payable by the Lessee according to the consumption as per bill, received from the Delhi Jal Board and BSES Rajdhani Power Corporation Ltd. or any other agency. These charges are payable by the Lessee to the concerned authority directly and promptly within the due date of the payment specified in the bills. The Lessee shall handover the original paid bills to the Lessor for his/her records. In the event of non payment, the Lessee shall be liable for all the costs, expenses and penalties for such defaults.

6. The Lessee shall use the demised premises only for the residential purpose for Mr. Asif Anwar Ali and his family.

7. That the Lessee shall not sublet, assign or otherwise in any way possession of the said premises or any part thereof to any other person in any event.

8. That the Lessee shall not carry out any permanent or temporary structure, addition or alteration to the demised premises lay out fittings or fixtures without prior written consent from the Lessor, however Lessee may install air conditioners, coolers or cooking range etc. but before vacating the demised premises shall restore it to its original condition.

9. That the Lessee shall permit the Lessor and his authorized representatives to enter upon the demised premises for inspection and carrying out repairs if any, at reasonable time as and when necessary subject to prior appointment.

10. That this lease agreement may be terminated by either party (Lessor or Lessee) by giving one month’s advance written notice.

11. That immediately on the expiry of the lease, Lessee shall handover the vacant possession of the demised premises to the Lessor without any objection, with all the fittings and fixtures intact in good working condition.

12. That the Lessee shall be responsible to attend all the minor day to-day repairs such as fuses of bulbs and tubes, leakage/replacement of water taps etc. at his own cost but the major repairs in the said premises shall be attended to by the Lessor at his own cost.

13. The original copy of this lease agreement shall remain in possession of the Lessor and a copy duly signed by both the parties shall be handed over to the Lessee.

14. Any dispute or differences arising hereunder shall be subject to jurisdiction of the New Delhi courts.

IN WITNESS WHEREOF the parties have hereto subscribed their hand on this day, month and year first written above.

WITNESSES:-

1. LESSOR
2. LESSEE