

AND WHEREAS THE LESSEE HAS PROPOSED TO TAKE and the LESSOR has agreed to give ease of the demised Apartment/Flat on the terms and conditions hereinafter as follows: -

NOW THIS INDENTURE WITNESSETH that in consideration of the payment of Tk 39,66,000/=(Taka Thirty nine lac sixty six thousand) only (1) as premium (2) [out of which the LESSEE has deposited in Janata Bank, Rajuk Branch, Dhaka to the Account of RAJDHANI UNNAYAN KARTRIPAKKHA GULSHAN MODEL TOWN Residential Account by Receipt No ...X.... Sum of Tk.....X..... (Taka.....X.....) Only] and such rent and service charges as may be fixed by the LESSOR from time to time.

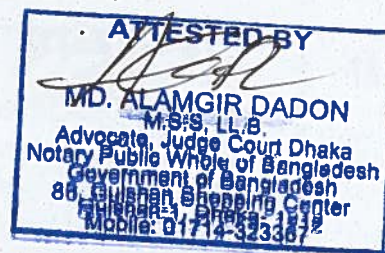
LESSOR doth hereby demise unto the LESSEE the demised Apartment/flat for residential purpose for the period of NINETY NINE YEARS from the 19th day of September of the year 2001 on the terms, covenants and the condition hereinafter contained, that is to say the LESSEE covenants with the LESSOR.

1. That the LESSEE having paid (3) Tk 39,66,000/=(Taka Thirty nine lac sixty six thousand) only in full/in part payment of the premium of the demised Apartment/Flat and shall pay to LESSOR rent (4) [and balance of the premium] according to the terms mentioned in schedule-II Annexed herewith.

2. That the LESSEE Shall promptly and regularly pay to the LESSOR, to the Government and to the Local Authorities all rates, taxes, charges, duties, assessments, impositions, levies and any other outgoing whatsoever that are now levied or may hereafter be levied under any law for the time being in force upon the demised Apartment/Flat including rates, bills and taxes for essential services, service charges and shall comply with and carry out all Municipal or Local requirements as to the drains, sewers and sanitary arrangements of the premises and keep the same in repair and in a proper sanitary condition.

3. That if the LESSEE fails to comply with the terms & conditions of the lease deed the lease shall be liable to be determined by the LESSOR and on such termination the LESSEE shall surrender the demised Apartment/Flat to the LESSOR forthwith and the LESSOR shall refund to the LESSEE the actual amount paid on account of premium excluding interest if any paid and to right, title and possession of the demised Apartment/Flat shall be deemed to have automatically vested with the LESSOR who shall have right to enter upon the demised Apartment/Flat removing any obstruction that may be found and may use or deal with the demised property as may appear to the LESSOR to be expedient but the LESSEE shall nevertheless be liable to pay rent at the stipulated rate for the period upto the date of determination

1. The Total amount of premium of the demised Apartment/Flat.
2. The words within parentheses are to be used only if payment is made under installment system.
3. Hero insert the amount paid and sate in full or in part as the case may be.
4. The words in parentheses to be struck off it payment is made in one lump sum.



10 JAN 2019

