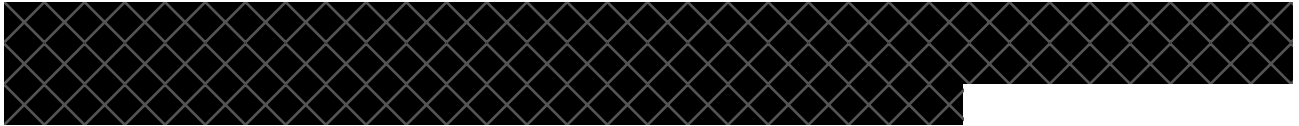


LEASE AGREEMENT

THIS AGREEMENT OF LEASE is made and executed on this the **31 October, 2022** by and between.



(Herein after called the LESSOR)

AND



(Herein after called the LESSEE)

The words LESSOR & LESSEE where ever they occur and whenever the context so permits include their legal representatives, successors in title, assignees etc , and WITNESSETH AS FOLLOWS:



WHERE AS the LESSOR is the absolute owner and possessor of the **Flat No.1405**, a 3 Bed-room Apartment, on the 14th Floor in [REDACTED] measuring an area of **1490** sq. feet of built up area, herein after called the SCHEDULED FLAT.

Whereas the LESSEE herein has offered to take the SCHEDULED FLAT on a monthly lease of **Rs.43,000/- (Forty Three Thousand Rupees only)** and the LESSOR herein has accepted to let-out the same on the lease amount of **Rs.43,000/- (Forty Three thousand rupees only)** per month and where as IT IS AGREED AS FOLLOWS:

1. The Lease commences with effect from **1st November 2022** for a period of Eleven months from the said date and renewable thereafter solely at the discretion of the LESSOR and determinable as hereafter provided.
2. The LESSEE shall during the period of lease shall pay of **Rs.43,000/- (Forty Three thousand rupees only)** per month, excluding the maintenance charges as levied by the Flat Owners Association from time to time and also the electricity consumption charges in respect of the SCHEDULED FLAT. The said lease shall be paid in advance for the month by 5th of the every month. Further the LESSEE has paid a sum of **Rs 86,000 (Rupees Eighty Six Thousand Only)** as refundable security deposit with the LESSOR for the due performance of the terms and conditions of this Lease and the said refundable security deposit does not bear any interest and shall be refunded at the time of vacating the SCHEDULED FLAT subject to adjustment of arrears of Lease and other damages as per the terms of this agreement, if any.
3. The LESSEE shall be responsible and liable for payment of electricity consumption charges and also the maintenance charges direct to the Flat owners Association or any Society Formed by the Flat owners and levied and increased from time to time, apart from payment of the Rent as agreed upon and pets are not allowed.
4. It is Agreed that the LESSEE, opting to continue the lease even after expiry of the period of lease agreed to under this Agreement, shall be liable to increase the rent by **10%** of the then existing rent on each completed period of Eleven months.
5. The LESSEE shall keep the interior of the demised premises and the drainage, flooring, walls and painting on the walls, all the wood works including shelves, almirahs, doors and windows thereof and toilet blocks, water closets and other conveniences attached there to and all the fixtures and fittings in clean and in good substantial and sanitary repair, order and condition (except the reasonable wear and tear).
6. The LESSEE has to get deep cleaning and painting done at the time of vacating the flat. If not then 15 days rent shall be adjusted against the security deposit by the owner towards these charges. The stated clause shall be revisited at the time of extension (if any, in terms of clause 1 hereinabove) of lease term.
7. That the Lessee, during the subsistence of the lease herein after granted, shall be entitled to use the



premises for their family residence purpose, for which the lessor shall have no objection. The family members details (not an exhaustive list) are mentioned below,

S. No.	Name	Relationship	Age
1			

8. The LESSEE shall not alter the deemed premises without the previous written consent of the LESSOR and such alteration even if permitted shall not be fixed causing damage to the main structure of the A BLOCK.
9. **The LESSEE shall use the demised premises only for the residential use and not for any other use including the commercial use.** Further the LESSEE shall not cause any thing whatsoever which may be or become a nuisance or annoyance or in any way interfere with the quite or comfort of the LESSOR or other LESSEEs, tenants and occupiers of the A BLOCK BUILDING.
10. The LESSEE shall not sub-lease the demised premises (SCHEDULE FLAT). It is Agreed that the LESSEE shall pay the lease amount till the last month of vacating the premises by the LESSEE and the deposit shall not be adjusted in the rents during the period of notice of vacating the said premises. However the **LESSEE shall give notice in writing at least one month before vacating the Demised premises about his intention to vacate the said premises.**
11. In violation of the any terms and conditions of this Deed, the LESSOR is entitled to terminate the Lease by giving notice of one month to the LESSEE. LESSOR may require the LESSEE to vacate the SCHEDULE FLAT at any time, by giving a notice of 1 month.
12. The LESSEE should collect the check out form from ADMIN OFFICE before vacating the FLAT and submit the filled check out form in advance (one week at least).
13. The LESSEE shall permit the LESSOR and the Flat owners Association and their workmen with all necessary appliances to enter into and upon the demised premises at all reasonable times by giving previous notice in writing to the LESSEE for the purpose of either viewing the condition of the demised premises or the water pipes and drains in or under the same or of any other part of the said building.
14. The LESSEE shall maintain and repair the electrical and sanitary fittings and fixtures as and when necessary and to keep the same in good working condition. Further the LESSEE shall be bound to comply with the terms and conditions of the agreement between the builder and the LESSOR, in so far as they are not inconsistent with the terms herein contained.
15. The LESSEE shall be liable to deliver vacant possession of the demised premises to the LESSOR on the date of expiry of the period of lease agreed upon together with all fixtures and fittings in the same condition at which they were handed over at the time of inducting into possession of the demised



premises. In case the LESSEE intends to continue the lease, the LESSEE shall be liable to give intimation in writing to the LESSOR regarding the intention to continue the lease for a further period of eleven



months. In case the LESSEE does not give such intimation to continue the tenancy 30 days before lease expiry, it shall be deemed that there is no extension of lease and the LESSEE shall be liable to vacate the demised premises on the expiry of the lease agreed upon.

The LESSOR has provided the following fittings and fixtures to the Demised premises for the benefit of the LESSEE.

1. Ceiling Fans	6
2. Tube Lights	4
3. CFL Bulbs	6
4. Geysers	2
5. Exhaust Fans	3
6. Chimney	No
7. Wooden Cupboards	Hall, Kitchen, 3 bedrooms
8. Towel Rods	2
9. Mirrors	3
10. Window curtain Rods	6
11. Calling Bell	1
12. Dressing Mirror	2
13. Cloth Hanging Pulley	1
14. A/C	2
15. Double Bed	No
16. Single Bed	No
17. Aqua Guard	No
18. Gas Stove	No
19. TV	No
20. Setup Box	No
21. Side Tables	No



SCHEDULE OF PROPERTY

All that the residential Flat measuring 1490 sq. feet of super built up area Residential Flat No. 1405 on 14th Floor In A BLOCK along with **TWO Car Parking Lots** marked as **A 1405 adjacent to Pillar A-B2 48** in **Cellar** in **A BLOCK** in the Multi-Storied Residential Apartment Complex known as 


IN WITNESS WHERE OF the PARTIES herein have signed this DEED in token of acceptance of the contents there of in the presence of the WITNESSES set forth herein below.



(_____)

Signed and Delivered by the
Above name Lessor

(_____)

Signed and Delivered by the
above name Lessee

WITNESSES

1.

2.