THIS LEASE DEED shall be executed at [PLACE] on this [Date of the Month, Year] by and between the [Lessor's Name], [Resident of the Owner's Address] (hereinafter referred to jointly and severally as the "LESSOR," which shall include their (descendants, legal representatives, successors and assigns) of one part:

AND [Name of the Lessee], having permanent address at [Complete permanent Address of the Lessee] (hereinafter called the Lessee, which expression shall include its legal representatives, successors and assigns) of the other part.

WHEREAS [ Name of Owner ] The Lessor is the absolute owner of [ Complete Address of Property ] consisting of [ Number of Bedrooms, Living Room, Family Lounge, Kitchen, Servant Room and Inbuilt Fittings & Fittings and Facilities Inventory ] as detailed in Annex I, hereinafter referred to as ' Property.".

WHEREAS the lessee has requested the Lessors to grant lease with respect to the [Complete Address of the Property] and the Lessor has agreed to lease out to the Lessee the Property for residential purposes only, on the following terms and condition:

NOW THIS DEED WITNESSETH AS FOLLOWS:

1. The lease for the "Demised Premises" starts from [ Start Date of Agreement ] and is valid until [ Agreement Date of Expiry ]. The same can then be extended further, with the mutual consent of both parties.
2. 2. That the Lessee will pay a monthly rent of Rs[Amount] to the Lessor. The rent shall be paid in advance on or before the 7th of English Calendar Month [ Monthly or Quarterly ].
3. That the Lessee shall pay to the Lessor a monthly maintenance charge of Rs. [ Amount in Numbers ] for the maintenance of Generator & Elevator, Wages for guards, charges for the maintenance of electricity for common areas, charges for the cleaning of common areas and the maintenance of the lawn.
4. That the Lessee shall pay separately to the Lessor for the running costs of elevator and generator.
5. That during the lease period, the Lessee shall pay for the use of electricity and water as per the bills received directly from the authorities concerned, in addition to the rental amount payable to the Lessor. For all the dues of electricity bills and water bills till the date the possession of the premises is handed over by the Lessor to the Lessee it is the responsibility of the Lessor to pay and clear them according to the readings on the respective meters . At the time of handing over possession of the premises back to the Lessor by Lessee, it is the responsibility of the Lessee to pay power & water bills as issued by the departments concerned up to the date of vacation of the property according to the readings on the respective metres.

The Lessor has given Equipment names such as [Microwave, Oven, Refrigerator, Washing Machine & Air-conditioners] at the "Demised Property" and the Lessee will be responsible for servicing & repair.

1. The Lessee will pay to the Lessor an interest-free refundable security deposit of Rs. [Amount in Numbers] equal to[ Number of Months Agreed in Negotiations] vide test no\_[\_\_\_\_\_\_\_\_\_\_\_]\_\_ dated at the time the lease agreement was signed. The said balance of the security deposit shall be reimbursed by the Lessor to the Lessee at the time of the Lessee's handing over of the demolished premises upon the expiry or earlier termination of this lease after adjustment of any dues (if any) or costs for damages caused by the Lessee's negligence or the person for whom he is liable, usual wear and tear and damages caused by the act of God exempted. In case the Lessor fails to refund the security deposit to the Lessee on early termination or expiry of the lease agreement, the Lessee is entitled to hold possession of the leased premises, without payment of rent and/or any other charges whatsoever, till such time the Lessor refunds the security deposit to the Lessee. This is without prejudice and in addition to the other

remedies available to the Lessee to recover the amount from the Lessor.

1. That in good working condition all sanitary, electrical and other fittings and fixtures and equipment in the premises shall be handed over from the Lessor to the Lessee. After possession of Tenant Title, there will be 3 weeks maintenance time. If any defect in electrical outlets / appliances is identified and duly notified in plumbing / sanitary during these 3 weeks, the Lessor is responsible for repairing / replacing the same at his own expense. On restoring the property, the Lessee must repair all the sanitary, electrical and other fittings and fittings in good condition as they currently are, subject to normal wear and tear and harm by act of God.
2. That the Lessee shall in no circumstances delegate, allocate or part of the demolished premises to any person in whole or in part, and that the same shall only be used for bonafide residential purposes.

1. That the Lessee should be responsible for the day-to-day minor maintenance at his/her own expense. However, any major or structural repairs shall be carried out by the lessor if necessary.
2. That no structural additions or alterations shall be made by the Lessee in the premises without the prior written consent of the Lessors but the Lessee can install air-conditioners in the space given and other electrical appliances and make these improvements at its own expense for the purposes as may be required. The Lessor argues that the premises have sufficient electrical infrastructure to accommodate electrical appliances, including air conditioners. The Lessee will be entitled to remove these equipment upon termination of the tenancy or earlier and to restore the changes made, if any, to the original state.
3. That the Lessor has the right to visit in person or his or her designated agent(s), employees, staff, etc., to access the demolished premises for inspection (not exceeding once a month) or to carry out repairs / building, as and when necessary, by giving the occupant a 24-hour notice.
4. That the Lessee shall abide by all local authority rules and regulations applicable to the demised premises. The premises are only used for the personal use of its employees, families and guests.
5. That the Lessor, in the form of property tax for the premises and so on, must pay for all taxes / ceses imposed on the premises by local or government authorities. Therefore, the lessor shall pay any other charge in the form of the subscription or the annual fee to the welfare association.
6. That the Lessor holds the Lessee free and safe from any other arguments, lawsuits, requests or acts relating to the quiet possession of the premises.
7. That this Lease Agreement has a[ Number of Months] month lock-in period and may not be terminated by either party. The Lessee can terminate the Lease Agreement after the completion of the lock-in period by giving the Lessor[ Number of Month(s)] months notice or the rent instead. Likewise, the Lessor may also terminate the Lease Agreement after the lock-in period has been completed by giving the Lessee the number of months(s) notice.

That in the event of nonpayment of rent by the Lessee during the lock-in period being in arrears for 2 consecutive months despite reminder issued by Lessor on such rent the lessor shall have the right to terminate the Lease with immediate effect and take the said premises back into possession.

1. That the Lessors hereby assures to the covenants with the Lessee that:
	1. The Lessee paying the rent reserved herein and complying with and satisfying the terms and conditions of the Lessee as specified herein shall have the right to enjoy the demolished premises peacefully and quietly throughout the duration of the lease, free of any interference, disturbance or protest whatsoever from the Lessee;.
	2. The Lessor shall indemnify and hold the lessee fully indemnified and harmless from and against all damages, costs and expenses caused or incurred by the Lessor as a result of any defect in the Lessor's title which disturbs or interferes with the Lessee's possession and enjoyment of the demolished premises under the above-mentioned covenants.
	3. In the event that the Lessor sells, alienates or encumbers or otherwise disposes of or deals with the leased premises or any part thereof or their possession, title and interest therein during the terms of this lease or further extended period, the Lessor shall inform the Lessor in writing of the same and shall bind the future owner or successor in respect of the leased premises.The Lessor shall acknowledge and give valid receipts for each payment made by the Lessee to the Lessor, which shall be treated as conclusive proof of such payments.
	4. The premises is free from all encumbrances and have not entered into any agreement or arrangement for disposing or dealing with the premises or any part thereof/or the Lessor’s title, right, and interest in the demised premises in any manner.
	5. The Lessor confirms that if, for any reason whatsoever, the premises in question or any part thereof can not be used for residential purposes as a result of any earthquake, civil disturbance or natural disaster, or if Premises is obligatorily acquired by any authority over which the Lessee has no control, the Lessee shall have the right to immediately terminate the lease and vacate the purchase..

* 1. The Lessor shall reflect that the Demised premises shall be free from all building defects, including but not limited to all building defects related to moisture such as leakage, cracks in house walls like composite walls, breakage of floor tiles etc..
	2. The Lessor shall represent that he has complied with all the statutory payments of the property, including taxes, penalties where applicable and statutory duties to the local authority, including but not limited to municipalities, village panchayats, development authorities, electricity, sewage and/or water departments. The Lessor also argues that there is no charge including mortgage due on Demised Premises that would affect the Demised Premises ' peaceful possession of the Lessee.
1. That the Lessee shall keep the Lessor harmless and exclude him from any loss (whether financial or life), injury, liability or cost caused or incurred on account of actions or claims neglects of the Lessee or his visitors, employees, whether in the leased premises or elsewhere in the building, unless caused by the negligent acts of the Lessor.
2. The Lessee shall keep the Demised premises in good and tenable condition and the Lessee shall carry out all minor repairs such as leakage in the sanitary fittings, water taps and electrical use etc. That it is the Lessee's responsibility to hand over the vacant and peaceful possession of the demolished premises at the expiry of the lease period, or at the early termination thereof, as stated above, subject to natural wear and tear.

1. That in the event that the Lessee does not vacate the Premises at the end of the Lease Period, the lessee shall pay for occupation from the expiry of the Lease Period twice the rent for any period. The payment of damages as aforesaid will not preclude the Lessor from initiating legal proceedings against the Lessee for recovering possession of premises or for any other purpose
2. That both parties accept and abide by the terms and conditions set out above.
3. That the Lessee and Lessors represent and warrant that they are fully empowered and competent to make this lease.
4. In case of any dispute to this agreement and the clauses herein, the same will be settled in the jurisdiction of the [Name of the City] civil courts.
5. That the Lease Agreement will be registered in front of the registrar and that the Lessor & Lessee will bear the charges for stamp duty, court fee & lawyer / coordinator in equal measure.

IN WITNESS WHEREOF the parties hereto have executed these presents on the day and year.

LESSOR LESSEE

[Signature] [Signature]

WITNESSES: