

LEASE DEED

THIS INDENTURE OF LEASE executed at _____, on this ____ day of _____.

LESSOR

Mr. _____ son of _____, residing at _____ herein after referred to as "THE LESSOR" (which expression shall, unless it is repugnant to the context mean and include his legal representatives, executors, administrators, successors and assigns:)

TO AND IN FAVOUR OF

LESSEE

Mr. _____ son of _____, residing at _____ herein after referred to as "THE LESSEE" (which expression shall, unless it is repugnant to the context mean and include his legal representatives, executors, administrators, successors and assigns:)

The "lease premises":

Whereas the LESSOR is the absolute owner of a _____ in Door No: _____ at _____, having built up area of _____ (hereinafter referred to as the "lease premises") Whereas the LESSOR has agreed to give and the LESSEE has agreed to take the said "lease premises" on lease for _____ purpose.

Whereas the parties hereto are desirous of reducing their agreement with respect to the "lease premises" to writing.

NOW THEREFORE IN CONSIDERATION OF THE MUTUAL OBLIGATIONS AND UNDERTAKING CONTAINED HEREIN THIS INDENTURE WITNESSTH AS FOLLOWS:

I COMMENCEMENT OF LEASE

The LESSOR shall lease out the said premises to the LESSEE on and from _____.

III Rent and amenities:

The LESSEE shall pay a sum of Rs. _____/- (Rupees _____ Only) towards rent by cheques in favour of the LESSOR on execution of this indenture

IV Term and Termination:

The duration of the lease is for a period of _____.

The lease may be terminated by the parties hereto, before the expiry of the lease

Rights and Obligations of the LESSOR:

1. The LESSOR shall have the right to inspect the "lease premises" at all times during working days after giving sufficient notice to the LESSEE.

Rights and Obligations of the LESSEE:

1. The LESSEE shall pay the water charges and electricity charges as and when the same fall due.

2. The LESSEE shall keep the "lease premises" in good tenantable condition at all times during the pendency of the lease subject to reasonable wear and tear.

Jurisdiction

The Courts in _____ shall have exclusive jurisdiction to decide any dispute that may arise between the parties in connection with, relating to or arising out of this agreement or termination of this agreement.

SCHEDULE

All that piece and parcel of land and building _____ comprised in Town Survey Number _____ bearing door number: _____ having built up area of _____ in land admeasuring about _____ situated in the Sub-Registration District of _____ and Registration District of _____,

IN WITNESS WHEREOF the parties hereto affixed their signatures on the day, month and year mentioned herein above.

WITNESSES:

LESSOR

(Name, address in full and signature)

1.

LESSEE

2.