

THIS IS JUST A FORMAT.

Kindly take proper Legal Advise for Drafting Document as per your requirements.

**Lease Deed or Indenture of Lease in
Respect of Residential Property**

THIS INDENTURE OF LEASE made at New Delhi this day of
..... 20

BETWEEN

Shri/Smt./Ms. S/o, W/o, D/o
..... R/o (hereinafter referred to as
the "LESSOR", which expression unless repugnant to the context hereof shall
mean and include his/her heirs, administrators, executors and assigns) of the
ONE PART.

AND

Shri/Smt./Ms. S/o, W/o, D/o
..... R/o (hereinafter referred to as
the "LESSEE" which expression unless repugnant to the context thereof shall
mean and include his/her heirs, administrators, executors and assigns) of the
OTHER PART.

WHEREAS the LESSOR is the absolute owner of the residential property
bearing Flat No. (hereinafter "RESIDENTIAL
PROPERTY").

AND WHEREAS the LESSEE has agreed to take on lease the said Resi-
dential Property comprising of two bedrooms, drawing-cum-dining, kitchen,
one bathroom, one toilet, one balcony and one scooter and car garage admea-
suring a total built up area of (approximately) or
its thereabouts (hereinafter all of the aforementioned referred to as "Demised
Premises") for the residential purpose of Shri and
his family, such demise being purely temporary and limited to the period of
this lease. Accordingly, the LESSOR and LESSEE (hereinafter collectively re-
ferred to as the "PARTIES") are executing this LEASE DEED to reduce the
terms and conditions agreed in respect of the DEMISED PROMISES in writing.

NOW THIS DEED WITNESSETH and it is hereby agreed by and between
the Parties hereto as follows:

1. That this LEASE in respect of the DEMISED PREMISES shall com-
mence w.e.f. and shall be in force initially for a period of
one year which may be further extended for a period of one more year with an
increase of Rs. in monthly rent.

2. That the LESSEE shall pay to the LESSOR, lease rent of Rs.
..... (Rupees) per month in
advance but before the of the month through a cheque drawn
in favour of Shri/Smt./Mrs.

3. That the LESSEE shall pay to the Lessor a sum of Rs.
(Rupees) as security deposit free of interest
which will be refunded at the time of the premises having been handed back
properly to the LESSOR with all the fittings and fixture etc. in good condition,
all dues having been cleared.

LEASE DEED OR INDENTURE OF LEASE IN RESPECT OF RESIDENTIAL PROPERTY

4. The Lessee shall pay the Electricity & Water according to the concerned authorities/Bills.

5. It is further agreed to by and between the parties that after the expiry of the Term i.e. years, the LEASE in respect of the demised premises shall ipso-facto be terminated.

6. That the LESSEE shall not make any structural additions, but may install air conditioners or room coolers etc. without damages to the property.

7. That the LESSEE shall not sublet the premises the whole or any part thereof during the period of tenancy nor will allow at the time of vacating the premises and will hand over peacefully vacant possession of the premises to the LESSOR or his authorized agent.

8. That the LESSEE will use the premises purely for the residential purposes and shall not use the premises, nor part of it, for any other purpose.

9. That at the time of occupation, the LESSEE shall see that all fittings and fixtures are in perfect order and shall be responsible to restore this in the same condition in which they have been taken over except natural wear and tear.

10. That the LESSEE shall allow the LESSOR or his authorized agent to enter the said premises at reasonable hours or when necessary for inspection/repair etc.

11. That day to day repairs arising out of the normal wear and tear or resulting from any modifications by the LESSEE shall be done by the LESSEE at his own cost but any major structural repairs will have to be done by the LESSOR at his own cost.

12. That the LESSEE or the LESSOR has the right to terminate the LEASE Deed with written notice of one month of either party.

13. That the LESSOR shall pay all the taxes i.e. house tax, property tax.

14. That in case of default of non-payment of the Lease amount for the maximum period of months, the Lessee has got to vacate the premises immediately. No claim whatsoever will be entertained.

15. That the LESSEE has agreed to abide by the terms and conditions of the LEASE DEED. In case of failure to comply with any condition the Lessor shall have option/right to get the premises vacated without any notice.

16. That any dispute related for the aforesaid house shall be subject to the jurisdiction of the Court at

IN WITNESS WHEREOF THE parties have set and subscribed their hand in the presence of the witnesses mentioned herein below.

WITNESSES:

- | | |
|----|--------|
| 1. | LESSOR |
| 2. | LESSEE |