

LEASE DEED

This lease deed is made on the day of 1970-01-01 , between Channesh, (hereinafter called the Lessor) and Chann, (Hereinafter referred to as the Lessee) of the other part.

In consideration of the rent hereinafter reserved and all the covenant and conditions hereinafter content to the observed and performed on part of the lessee. The lessor hereby grant by way of the lease the entire floor consisting of the 2 bedrooms drawing dining kitchen 2 toilets cum bath and easement attached thereto on property No. 122. Situated at Dvg, New Delhi -, (hereinafter called the premises) for a period of fixed eleven (11) months subject to following conditions.

The lessee hereby covenants with the lessor as follows :-

Period of lease.

1. This deed shall commence from 2019-09-27 and will be for a fixed period of 11 months.

Lease Rental

2. That the lessee shall pay to lessor for the premises a monthly rent of Rs. 8000, in advance by the 2019-09-21 th day of every calendar month by cheque or draft. The rent shall be exclusive of the charges of consumption of electricity and water payment whereof shall be made by lessee.

2a. that the lessee has agreed to deposit the security Rs. 50000 dated 2019-0-

-27 drawn on Sbi to the lessor and the same is refundable at the time of handing over the vacant physical possession without carrying any interest and one month rent advance to the lessor.

Rent, Electricity and water charges

3. That the lessee shall ensure payment of the electricity and water charges as per actual meter reading and after depositing the charges to the authority, lessee shall hand over the copy of paid bills to lessor.

Maintenance of the interiors

4. That the lessee shall maintain the interior of the premises and the open areas where applicable in good tenantable condition through out the period of lease. However, any expenditure that requires major repairs, re-building or premises is not converted by this clause.

Restriction of Subletting etc.

5. That the lessee shall use the said premises for residential purpose only. That the lessee shall not sublet, assign or otherwise part with the possession in part whole of the premises in favour of any other person.

Restriction of construction etc.

6. That the lessee shall not carry out any permanent or temporary structural additions or alteration to the building layout, fitting and fixtures without the prior consent of the lessor.

Open for inspection

7. That the lessee shall at all reasonable times during continuation of term permit the lessor, his agents/assign to enter the demised premises to inspect and view the state and condition thereof.

Handover to vacant premises

8. That the lessee undertakes to handover vacant possession of the premises to the lessor with all fittings and fixtures intact in good working conditions normal wear & tear accepted.

Damages

9. That the lessee shall handover the vacant and physical possession of the demised premises to the lessor on the termination of this lease agreement if the lessee fails to vacate the premises on time the damages of Rs. per day will be imposed.

Complaints with rules etc.

10. That the lessee shall comply with all rules and regulations of Delhi Administration, DDA, the Central Government or any other local body, person and authority statutory or other wise that may be applicable to the premises during term of lease until they are vacated.

11. That the said premises will be used for residential purpose only that it will not be used for any purpose forbidden by the MCD, DDA rules or any other government law and regulations in force. On deduction of any unlawful use of the building the lessor will have right to call for immediate vacations of the premises.

THE LESSOR HEREBY COVENANTS WITH THE LESSEE AS FOLLOWS:-

Payment of taxes etc.

1. That the lessor shall pay all taxes ground rent and charges of whatsoever character, assessed, levied, charges and imposed by or payable to any lawful in respect of demised premises.

Major Repairs

2. That the lessor shall effect all major repairs such as leakages in electricity, water pipes or cracks etc. at his own cost immediately upon such defects being notified to him by the lessee.

No disturbance for lessee

3. That the lessee shall peacefully and quietly hold and occupy the demised premises during the lease period without any interruption or disturbance by the lessor or any other person claiming under or in trust for her.

Guarantee

4. That the lessor represents and warrants he is fully entitled to execute this lease deed and he will hold the lease free and harmless of any demands, claims, actions or proceedings by others in respect of quiet possession of the demised premises.

In case of default of payment

2. If any rent shall be in arrears for one months or if lessee omits to perform or observe any covenants or conditions, it shall be lawful for lessor to terminate

this lease deed without prejudice to any claim or right to action or remedy which either of two parties may have caused the other in respect of any entrants, breach or non performance of any covenants herein contained provided that:- Previous notice in writing must has been given by lessor to lessee under registered A/D post conveying her intention to terminate the lease.

3. That the original lease deed shall be kept with the lessor and copy with the lessee. IN WITNESS WHEREOF, the parties hereto executed these presents at New Delhi on the day, month and year first above written in the presence of :-
This Deal has been matured by Ravi Sood, Lobis Estate Advisors, South Ex-I, New Delhi - 110048.

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