

**LEASE DEED**

THIS DEED OF LEASE made on the ....day of \_\_\_\_\_,2011  
BETWEEN ....., aged about....years, Son of Shri....., resident of  
.....(hereinafter called the 'Lessor') of one part AND  
.....aged about.....son of Sh..... resident of  
.....(hereinafter called the 'Lessee') of the other part:

WHEREAS the lessor is the absolute owner of a property/land measuring  
..... situated at....., more specifically described in the  
Schedule hereto, which is free from all encumbrances whatsoever and the Lessee  
wants to take the said property/land on lease for his own use for residential and as  
well as commercial purposes:

AND WHEREAS the lessor has agree to do so;

NOW THEREFORE THIS DEED by way of lease is, executed between the  
parties on terms and conditions settled between them as detailed below:-

- (1) That the Lessee will pay the rent of the land leased out to him at an  
yearly rent of Rupees ..... only and that the tenancy will  
commence from the first day of .....
- (2) That the lease will remain in force for \_\_\_\_ years and that after the  
expiry of the said period the Lessor may at the request and cost of the  
Lessee renew the lease under fresh covenants.
- (3) That during the said term of the lease the Lessee will pay all existing  
and future Municipal taxes and other charges payable in respect of the  
said land or the building erected thereupon.
- (4) That the Lessee can carry on any trade or business upon the said land  
or in building erected thereupon.
- (5) That the Lessee will during the term of the lease hold and enjoy the  
land leased out to him or the building erected upon it without any  
Lawful interruption by the Lessor or any other person whosoever.

PROVIDED ALWAYS THAT if and when the said annual rent or any part  
thereof be in arrears for \_\_\_\_\_ days or if there shall be any breach of any of  
the Lessee's covenants herein contained, it shall be lawful for the Lessor to reenter  
land leased out to the Lessee or the building erected thereupon and terminate this  
lease.

IN WITNESS WHEREOF the parties hereto have hereunder signed this deed on the ..... day of .....

(Sd.)  
Lessor

(Sd)  
Lessee

Witnesses:

- 1.
- 2.