**LEASE AGREEMENT**

This Lease Agreement is made on \_\_\_\_\_\_\_\_\_\_Day of \_\_\_\_\_\_\_\_, 2021

Mr. \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ S/O , hereinafter referred to as the “LESSOR”, which expression shall unless the context otherwise require, include his legal heirs, successors, administrators, legal representatives’ assignees), of the ONE PART

**AND**

상호이름, having its registered office\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ through its employee, **Mr. 임차인 이름,** hereinafter referred to as “The LESSEE”, which expression shall unless it be repugnant to the subject or context thereof deemed to include its successors, legal representatives, administrators and assignees of the OTHER part.

**WHEREAS** the LESSOR is in the lawful owner of residential premises situated at \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_admeasuring \_\_\_\_\_\_\_\_ Sq. Ft and known as .

AND WHEREAS, pursuant to negotiation, the LESSOR has agreed to let out to the LESSEE and the LESSEE has agreed to take on lease the premises comprising \_\_ Bedrooms with attached bathroom apartment with Living & Dining Room and Kitchen, (hereinafter referred to as “the Demised Premises”) subject to and on the terms and conditions contained in this Agreement.

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| **1.** | **DEFINITIONS AND INTERPRETATION**  |

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| **1.1** | **Definitions**  |

As used in this Agreement, the following definitions or terms shall have the meanings set forth below, subject to the qualifications, adjustments and exceptions set forth elsewhere in this Agreement:

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|   | (a) | “**Annexure/s**” shall mean the annexure/s appended to the Agreement as completed and initialed by the Parties;  |

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|   | (b) | **“Lessor”** shall mean the owner of the said premise or defined U/s 105 , Transfer of Property Act, 1882;  |

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|   | (c) | “**Premises**” shall mean and refer to the residential apartment named ‘\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_XXX’ constructed on the Schedule Property and consisting of \_\_\_Bedrooms, \_\_\_\_Washrooms, Living and Dining Area, Kitchen Area and Servants Quarters area having a saleable area of \_\_\_\_\_\_square feet owned by the Lessor;  |

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|   | (d) | “**Maintenance”** shall mean the charges borne by DLF Crest Condominium Association located on Ground floor, Costed\_\_\_\_\_\_\_\_\_\_\_\_\_\_ situated in the Apartment along with Fit-Outs provided by the Lessor as specified in Annexure—IV;  |

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|   | (e) |

“**Actual damage”** shall mean the damage agreed by the parties

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|   | (f) | “**Common Areas and Facilities**” shall mean and include all common areas and facilities in the Apartment and the Schedule Property that are specifically demarcated as common areas and facilities by the Lessor in Annexure—VI;  |
|    | (g) | “**Agreement**” shall mean this lease agreement executed on the Execution Date between the Lessor and the Lessee along with its recitals, schedules and annexures;  |

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|   | (h) | “**Execution Date**” shall mean the date of executing this Agreement;  |

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|   | (i) | “**Fit-Outs**” shall mean the interiors, furnishing, fittings and equipments, etc as detailed in ANNEXURE –II to be provided by the Lessor to the Lessee in the Demised Premises;  |

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|   | (j) | “**Fit-Outs Work**” shall mean the carrying out of the works of providing the Fit-Outs in the Demised Premises by the Lessor;  |

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|   | (k) | “**Lease Commencement Date**” shall mean \_\_\_\_\_\_\_\_ 2021;  |

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|   | (l) | “**Lock-in-Period**” shall mean a period of \_\_\_\_\_\_\_\_ months commencing from the Lease Commencement Date;  |

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|   | (m) | “**Term**” in respect of the lease shall mean a period of \_\_\_\_\_\_\_ months commencing from the Lease Commencement Date;  |

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|   | (n) | “**TWPS**” shall mean two wheeler vehicles parking spaces provided by the Lessor in the Apartment;  |

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|  | (o) | “**Rent**” unless otherwise specified, shall mean the aggregate sum of the Residential Rent; |

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|  | (p) | “**Advance amount”** shall mean the rent fee paid or to be paid in the way of lum sum by the Lessee with the Lessor as per Clause .(q) **“Parties** “shall mean the LESSOR and LESSEE collectively  |

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| **1.2** |  **Interpretation**  |

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|      | Unless the context otherwise requires in this Agreement:  |

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|   | i. | words importing persons or parties shall include firms and corporations and any organizations having legal capacity;  |

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|   | ii. | words importing the singular include the plural and vice versa where the context so requires;  |

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|   | iii. | reference to any law shall include such law as is from time to time enacted, amended, supplemented or re-enacted;  |

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|   | iv. | reference to any gender includes a reference to all other genders;  |

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|   | v. | reference to the words ‘include’, or ‘including” shall be construed without limitation;  |

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|   | vi. | reference to this Agreement or any other agreement or other instrument or document shall be construed as a reference to this Agreement or such other agreement or other instrument or document as the same may from time to time be amended, varied, supplemented or novated;  |

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|   | vii. | the provisions of this Agreement shall be read and be interpreted in conjunction with its schedules. However, in the event of an inconsistency in the interpretation of the provisions of this Agreement and the schedules, the terms of this Agreement shall take precedence; and  |

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|   | viii. | the headings and titles in this Agreement are only indicative and shall not be deemed to be a part of this Agreement or be taken into consideration in the interpretation or construction of its terms.  |

**NOW THIS LEASE AGREEMENT WITHNESSETH AS FOLLOWS:**

1. **Rent**

**2.1 Titleship**

That the LESSOR being legally authorized to let the Demised Premises do hereby grant, demise and lease unto the LESSEE, the Demised Premises subject to the covenants, terms and conditions and agreements contained in this Agreement.

* 1. **Term and condition**

That the lease shall be for a period of \_\_\_\_\_\_\_\_\_\_\_months commencing from \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ 2021 and ending on\_\_\_\_\_\_\_\_\_\_\_\_2022. Subject to the other provisions in this Agreement, the lease shall be renewed for another tenure of \_\_\_\_\_\_\_\_\_months commencing from \_\_\_\_\_\_\_\_\_\_\_\_\_2022 and ending on \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_2023 stand automatically terminated and expire on the expiry of the period mentioned herein above.

* 1. **Increasement**

In case the LESSEE wants to continue the LESSEE will have to pay escalation of 5% after the completion of \_\_\_\_ tenure of the lease agreement commencing from \_\_\_\_\_ 2021 and ending on \_\_\_\_\_\_\_\_\_.

* 1. **Rent fee**

That the monthly rent for the lease of the Demised Premises is Rs.\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (Numbers in word ) per month. However, it has been agreed between the parties the rent will be paid in \_\_\_\_\_\_months in advance( 만약에 임차인이 원하면) for Rs.\_\_\_\_\_\_\_\_\_\_\_ only (Numbers in words Only). The LESSEE will pay \_\_\_\_\_ months’ advance rent thereafter. Prior to 15 days of vacation of property, both the parties should meet and assess the extent of damage being done at the premise. However, normal wear and tear over the course of time should be acceptable to Lessor. The rent fee that is in due can be adjusted with the security deposit.

* 1. **Security Deposit**

TENANT has deposited with LESSOR **INR\_\_\_\_\_\_\_\_\_\_** Deposit to reimburse the LESSOR for actual damages agreed by the parties to the rental unit or ancillary facilities that directly result from conduct but not reasonably expected in the normal course of habitation of a dwelling and to pay LESSOR for all rent in arrearage or due for premature termination of this lease by the TENANT and for any of the TENANTS utility bills not paid by TENANT. The security deposit shall be paid in full on the date of inspection. There will be a ten percent (10%) late fee per month for delaying of returning the security deposit.

* 1. **Lock-in period**

The term of Lock-in period will be 6 months.

Either party thereafter can terminate the lease with 60 days (2 months) written notice only after lock in period when mutually agreed

1. **The usuage of the premise**

That the Demised Premises currently shall be used by the LESSEE for the exclusive purpose of residence of **Mr.\_\_\_\_\_\_\_\_\_\_\_** and members of his family and his successor.

1. **Bills/ Anumerence**

That the LESSEE shall pay the actual charges for the water gas and electricity (power and light) as per the bills to the concerned authorities on actual basis.

1. **Maintenance**

Society Maintenance charge and Club House Charges to be Borne by the Lessor.

1. **Decorations and alteration**

Also, the Lessor will install Curtains and Mosquito Mesh at its own cost and at the time of vacation, Lessee will leave the same at the premises. The LESSEE and/or any person on behalf of the LESSEE shall not make or permit to make major alterations and major additions to the construction or arrangement (internal or external) in the Demised premises without the prior consent, in writing, of the LESSOR.

1. **Parking**

The LESSOR shall also provide ( ) free car parking Number \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ in the area\_\_\_\_\_\_\_\_\_\_\_\_\_\_ for the duration of the Lease.

1. **Furniture**

The LESSEE shall be entitled to bring his own furniture and goods in the said premises, without causing any major damage or infringement to the Demised premises.

1. **Maintenance, Repairs, and Damage of Premises**

That the LESSEE shall maintain the Demised Premises in original condition and shall not use the Demised Premises in such a way so as to reduce its value materially and permanently, however normal wear and tear excluded. All major repairs such as structural repairs, leakage water and electricity, bursting of sanitary pipes, cracks, replacement of electrical wiring, defective sewerage system, corroding of water pipes, repairing air conditioners shall be repaired forthwith by the LESSOR as and when required by the LESSEE. If the LESSOR does not attend to such major repairs as pointed out by the LESSEE in writing within a period of one (1) week after notice from the LESSEE, then the LESSEE may get the repairs done at its own cost and deduct the costs from the amount payable under this LEASE Agreement and all the minor repair below Rs 2000 INR occurred by the LESSEE shall be undertaken by the lessee.

That the LESSEE has satisfied itself that all water tabs, sanitary ,mirrors and glass panels are to be in original condition.

1. **Access to premises**

That the LESSEE shall permit the LESSOR or their duly authorized agentsupon two days’ notice before to enter the Demised Premises for the purpose of inspection and/or carry out major structural or repairs as and when necessary, at a mutually agreed time. It is understood that such repairs shall be carried out in a manner so as to cause least inconvenience and disturbance to the LESSEE.

1. **Rule and regulations**

That the LESSEE shall comply with all the rules, conditions and regulations, laws and bylaws of the local authorities, municipal authorities or any statutory development authority or a Government department or agency with relation to the Demised Premises.

1. **Taxes**

That the LESSOR shall pay all previous, present and future corporation municipal rates, taxes, fees, levies and all other taxes, cess and charges levied by the government and the local authorities as owner of the Demised Premises. The LESSOR shall comply with all the laws, rules and regulations of the government and the local authorities as an owner would do.

1. **The LESSOR’S COVENANT**

13.1 That the LESSOR confirm that the Demised Premises has been connected to or provided with electricity and water supply in the Demised Premises for the consumption of the LESSEE in a satisfactory manner, subject to force majeure circumstances. The LESSOR hereby covenants to the LESSEE that the benefit of such use of available electricity and water supply shall not be disturbed, withdrawn or interrupted by any action of the LESSOR due to any penalties or outstanding bills.

13.2 It is expressly agreed and declared that no title or the ownership on the said premise are hereby created or intended to be created in favor of the LESSEE by this agreement.

13.3 The LESSOR reserve to himself absolute right and shall be at liberty to enter upon the demised premises by giving two days’ notice before the entry of the said premiser the purpose of inspection of the said demised premises, with prior intimation and confirmation, such confirmation shall not be unreasonably withheld, and shall in any event not exceed 2 days from the time of such request being made by the LESSOR.

1. **The LESSEE’s Covenant with the LESSOR**

14.1 The LESSEE shall not permit the use of the demised premises for any act, which may damage or diminish the value of the demised premises or to engage in any activity that is deemed illegal by the laws of the Republic of India.

* 1. The LEASE shall automatically come to an end and be determined on the expiry of the LEASE, when the LESSEE shall hand-over peaceful and vacant possession of the said premise to the LESSOR.
	2. The LESSEE agrees to use the demised premises strictly as a private residence and not to do or permit done upon the demised premises any act or thing which may be or become a nuisance or annoyance to other adjoining or neighboring occupants.
	3. The LESSEE agrees not to sublet, assign or part with the whole or any part of the said demised premises.
	4. The LESSEE agrees not to do or to permit to be done anything whereby the policy or policies of insurance of the said demised premises against damage by fire may become void or voidable or whereby the premium hereon may be increased
1. **The LESSOR covenants with the LESSEE:**
	1. That the LESSEE paying the rent herein reserved and observing and performing the terms and conditions on the part of the LESSEE as herein contained, shall be entitled to peacefully and quietly hold and enjoy the Premises during the period of this Lease free of any interference, interruption or objection whatsoever from the LESSOR or any person or persons whatsoever claiming through, under or in trust for the LESSOR.
	2. That the LESSOR shall indemnify and keep the LESSEE fully indemnified and saved harmless from and against all damages, costs and expenses caused to or incurred by the LESSOR on the premise, as are result of any defect in title of the LESSOR which disturbs or interferes with the possession and enjoyment of the Demised Premises by the LESSEE.
	3. That the LESSOR has the full right, absolute power and authority to deal with the Demised Premises upon such terms as he deems fit including by way of lease upon the terms here in contained.
	4. That the LESSOR will not, until possession of the Demised Premises is handed over by the LESSEE according to the terms here of transfer, alienate or encumber or otherwise how so ever dispose of or deal with the Demised Premise so any part there of or his*I* her rights, title and interests therein without the previous written consent of the LESSEE.
	5. Notwithstanding anything to the contrary herein contained or implied, if at any time during the continuance of the lease the Demised premises or any part thereof shall be destroyed or damaged by fire, earthquake etc..or the Demised Premises becomes unfit for use by the LESSEE, the rent payable here under shall remain suspended in full or in part as the case may be, until such time as the premises is once again rendered fit for use. If the LESSOR does not make the Demised Premises fit as requested by the LESSEE in any cases for use within one month, then in that event the LESSEE shall have the option to terminate this lease anytime without any restriction .
	6. That the LESSOR shall during the continuance of the lease, keep in safe custody and protect and preserve all the original documents of title in LESSOR'S possession, custody and control relating to the Demised Premises.
	7. The LESSOR has clear and marketable title to the Demised Premises, full and absolute authority to grant to the LESSEE , the Demised Premised on lease under this lease
	8. The execution, delivery and performance by the LESSOR of this agreement (i) does not violate any applicable Laws; and (ii) does not violate or conflict with any provision of any agreement between LESSOR and any other party(ies), including lenders and other third parties;
	9. The LESSOR has procured requisite permissions, no- objections, consents and approvals that are required from the concerned authority with respect to the title, occupation and use of the Demised Premises for the residential purpose
	10. There are no legal, quasi legal, administrative, arbitration, mediation, conciliation or other proceedings, clauses, actions or government investigation of any nature pending or threatened against the Demised Premises; that no charges or encumbrances of whatsoever nature have been created on the Schedule Premises and no other tenancy or lease or any right in favor of any other person has been created in respect of the same and further that the Lessor shall keep the Demised Premises unencumbered throughout the Term of this agreement of lease.
	11. The Lessor confirms that it shall not, under any circumstances default in repayment of the principle and the interest payable to any Bank of India and shall further at all times, keep the Lessee, indemnified and hold Lessee harmless in respect of the same;
	12. The Lessor shall promptly notify the Lessee of any notice received by the Lessor from any governmental or municipal authority or public body in respect of the Demised Premises which would adversely affect the interest of the Lessee;
	13. The Lessee will be entitled to carry out without the consent of the Lessor, Lessee’s Improvements within the Demised Premises provided such Lessee’s Improvements do not affect the structure of the Apartment
2. **Sale**

That the term and conditions of the lease agreement will be acceptable to new owner in case LESSOR wishes to sell/transfer the demised premises before the expiry of the lease term and the said transaction will not affect the rights of the LESSEE. The LESSEE will be given prior information in such a case in order to make changes to this agreement appropriately. Such information shall be provided to the LESSEE for informational purposes only and shall not in any way or manner, require or imply that consent is required from the LESSEE. In case the new owner does not accept the existing lease agreement then the LESSOR will be entirely refund the remained advanced fee paid as well as the usual termination

1. **Essential supply**

No landlord or through any person purporting to act; on his behalf, shall, without just and sufficient cause cut off or withhold any essential supply or service enjoyed by the LESSEE, as the case may be, in respect of the premises' let to him.

1. **Protection of the Lessee**

Notwithstanding anything to the contrary contained in any other law or contract, no order or decree for the recovery of possession of any premises shall be made by any court, Tribunal or Rent Authority in favour of the landlord against a LESSEE for the protection from the eviction

1. **Payment Method**

The methods of payment for the rent fee are via NEFT/ RTGS/Electronic fund transfer/ Check Etc.. acknowledged as per the payment and settlement Act 2007 . The LESSEE shall transfer the remained due Electricity, Water and Gas Bill through one of these method after the lease is terminated. The account number of the LESSOR to receive the payment is to be stated in ANNEXURE No. 4 Below

1. **Severability**

**If any term, provision, covenant or restriction of this Agreement is held by a court of competent jurisdiction to be invalid, illegal, void or unenforceable, the remainder of the terms, provisions, covenants and restrictions set forth herein shall remain in full force and effect and shall in no way be affected, impaired or invalidated, and the parties hereto shall use their commercially reasonable efforts to find and employ an alternative means to achieve the same or substantially the same result as that contemplated by such term, provision, covenant or restriction. It is hereby stipulated and declared to be the intention of the parties that they would have executed the remaining terms, provisions, covenants and restrictions without including any of such that may be hereafter declared invalid, illegal, void or unenforceable.**

1. **Governing Law**

The governing law of this agreement is to be bounded by the Indian Law.

1. **Waiver**

No provision of this Agreement may be waived, modified or discharged unless such waiver, modification or discharge is agreed to in writing signed by Indemnitee and the Company. No waiver by either party hereto at any time of any breach by the other party hereto or compliance with any condition or provision of this Agreement to be performed by such other party shall be deemed a waiver of similar or dissimilar provisions or conditions at the same or at any prior or subsequent time. No agreements or representations, oral or otherwise, expressed or implied with respect to the subject matter hereof have been made by either party that are not set forth expressly in this Agreement.

1. **Modification**

No provision of this Agreement shall be modified, waived or discharged unless the modification, waiver or discharge is agreed to in writing and signed by mutual consents.

1. **Confidentiality**

The parties to this Agreement agree that each shall treat as confidential all information provided by a party to the others, including without limitation any activities. All confidential information provided by a party hereto shall be used by any other parties hereto solely for the purposes of rendering services pursuant to this Agreement and, except as may be required in carrying out the terms of this Agreement, shall not be disclosed to any third party without the prior consent of such providing party.

1. **[Termination by](https://www.lawinsider.com/clause/termination-by-tenant/_1)** Tenant.
	1. In the event that the destruction damage to the Building containing the Premises cannot be restored as required herein under applicable laws and regulations within 15 days of the date of discovery of the damage or casualty, notwithstanding as reasonably determined by the LESSOR at the availability date of insurance proceeds the discovery of the casualty; or
	2. is not restored as required by the LESSEE herein under applicable laws and regulations within 15 days from the time the LESSEE sent the notice or does not seem it is possible to be recovered ;
	3. When the said premise is given to another tenant without any prior consent ;
	4. When the said premise is determined to be sold out by the LESSOR;
	5. In the event of a breach of the term and condition of the clauses by the LESSOR;
	6. When there is a concealment of the facts on the said premise by the LESSOR;
	7. In the event of any default by LESSOR in the performance of its obligations under applicable Law
2. **[Termination by Lessor](https://www.lawinsider.com/clause/termination-by-lessor)**.
	1. In the event of any default by Lessee in the performance of its obligation of making a payment of 2 months’ rent fee to Lessor, Lessor shall give to Lessee written notice of 30 days specifying the default.
	2. If above 25.1 default involving matters other than the payment of money to Lessor is not cured within sixty (60) days after Lessee has received the notice, or if Lessee has not within the time begun action to cure the default and does not diligently prosecute such action to completion.
3. **Insurance**

The LESSEE is responsible for any act of negligence, intentionally committed by him, his family members, which may be the direct cause of any fire or major structural damages to the premises. The LESSOR must have a fire insurance rewarded for both of LESSEE and substitute.

1. **Transferation of the Lessee’s right**

In case the LESSEE is transferred during the lock-in period, the successors or appointed of the LESSEE an expatriate (XXXX) may occupy the said premises for the remaining period of the lease with same terms and conditions.

1. **Hand over**

That the LESSEE shall on expiry of the lease period with, handover the vacant possession of the Demised Premises to the LESSOR.

1. **Joint Inspection**

The Landlord and the Tenant shall have a joint inspection prior to the expiry or earlier termination of this Agreement, at a mutually agreed time. If there are still outstanding works to be done, the Landlord shall compile a list of the outstanding works and the costs of each of such works to be completed by the Tenant. When there is a dispute arise related to mearsure the value or whether it is needed to be repaired or not of the products, both parties can appoint the technicians and get the estimation at the site. The final decision of the representive or authorized person on behalf of each parties on the date of the joint inspection can not be changed later. When the security deposit even after inspection is duly done however is not returned on the same date , the LESSEE shall have a right to detain the property

1. **Amendment**

The Parties agree that no change, variation or modification of any of the terms and conditions set forth herein shall be valid unless incorporated as an amendment to this agreement and unless such variation or amendment is in writing and under the signature of duly authorized representatives of each of the Parties hereto.

1. **NOTICE**

32(1). All notices or proceedings under this Agreement shall be given in writing in English language and may be served personally, by registered post or by courier at the following address:

To the Lessee:

M/s. \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_임차인 이름

0xx Xxxxx, XXX Xxxxxxxx,

No. 000, Xxx Xxxxxxx Xxxx,

Xxxxxxxxx 000000

To the Lessor:

MR. XXX Xxxxxxxx, Xx. 000,

Xxx Xxxxxxx Xxxx,

Xxxxxxxxx 000000

or to such other address for the attention of such other person as the Party to receive the notice or request shall have nominated by notice to the other Party in the above manner. In the event of a Party changing its address, such Party is required to intimate the other Party in writing within 60 (Sixty) days of such change of address.

32.(2) The date of receipt of such notice or request, consent or approval shall in the case of personal delivery deemed to be the date of delivery and in the case of registered post / courier, be deemed to be 7 (seven) business days following the date on which it was delivered into the custody of the post office / courier corporation. Proof that the envelope containing any such notice or information was properly addressed, pre-paid, and couriered/posted, and that it has not been returned to the sender, shall be sufficient evidence that the notice or information has been duly given.

1. **Entire Agreement**

The Parties hereto acknowledge, declare and confirm that this increment lading the recitals in this Agreement represents the entire agreement between them regarding the subject matter hereof and no alterations, additions or modifications hereto shall be valid and binding unless the same are reduced to writing and signed by both the Parties. The terms and conditions of this Agreement replace any prior oral or written proposals, letter of intent, correspondence or communications regarding the subject matter hereof.

1. **Dispute**

Any dispute arising between the Parties during the subsistence of this Agreement or thereafter in connection with the validity, interpretation, implementation or alleged material breach of any provision of this Agreement (including the enforcement of the rights, duties, powers and obligations of the Parties) shall be settled by Arbitration in Delhi in accordance with the provisions of Indian Law as amended from time to time. The Appointment of the arbitrator shall be decided by the parties.

1. **Registration**
	1. This Lease Agreement is being signed on Rs\_\_\_\_/- stamp paper having two original sets, one to be retained by each party. The Parties agree that shall facilitate the process and shall bear the expenses in equal portion of all stamp duty and registration charges, if any, arising out of the execution of and registration of this agreement and any renewed lease. The Lessor will support the Lessee for the registration formalities of the Agreement and other renewed lease agreements as necessary. The Lessor will co-operate by providing all necessary documentation and other reasonable assistance to the Lessee to complete such formalities.
	2. Further, the Lessor agrees to fully co-operate with Lessee by signing such papers and documents and doing such acts, things and as may be necessary or expedient for the purposes of registering this agreement and/or otherwise perfecting the rights granted to Lessee hereunder in accordance with applicable laws, which includes but not limited to executing any supplementary agreement to these presents. The expenditure for the registration shall be distributed in half.

IN WITHNESS whereof the LESSOR and the LESSEE have hereunto subscribed their hands on the date stated above.

 **LESSEE:**

 **LESSOR:**

Mr.

**Witness:**

1.

 2.

Mobile No of the LESSOR

**36. The first schedule**

For more information of tenancy

1. Name and address of the landlord
2. Name and address of the property manager ( if any)
3. Name(s) and address of the tenant , including email and contact details,
4. Description of precious tenancy, if any
5. Description of premises let to the tenant including appurtenant land , if nay
6. Date from which possession is given to the tenant
7. Rent payable as in section 8
8. Furniture and other equipment provided to the tenant
9. Other charges payable
	1. Electricity
	2. Water
	3. Extra furnishing , fittings and fixtures
	4. Other services
10. Attach rent or lease or tenancy agreement
11. Duration of tenancy ( period for which let)
12. Permanent account number ( PAN) of landlord
13. Aadhaar number of landlord
14. Mobile number & E-mail id of landlord
15. Mobile number & E-mail id of tenant

**Name and signature of land lord name and signature of tenant**

**37. The second schedule**

**DIVISION OF MAINTENANCE RESPONSIBILITY BETWEEN THE LANDLORD**

**AND THE TENANTS**

Unless otherwise agreed in the tenancy agreement, the landlord shall be responsible for repairs relating to matters falling under Part A and the tenant shall be responsible for matters falling under Part B.

**Part A:**

Responsibilities of the Landlord

1. Structural repairs except those necessitated by damage caused by the tenant.

2. Whitewashing of walls and painting of doors and windows.

3. Changing and plumbing pipes.

4. Internal and external electrical wiring and related maintenance when necessary.

**Part B:**

Periodic repairs to be got done by the tenant

1. Changing of tap washers and taps.

2. Drain cleaning.

3. Water closet repairs.

4. Wash Basin repairs.

5. Bath tub cleaning.

6. Geyser repairs.

7. Circuit breaker repairs

8. Switches and socket repairs.

9. Repairs and replacement of electrical equipment except major internal and external wiring changes.

10. Kitchen fixtures repairs.

11. Replacement of knobs and locks of doors, cupboard, windows etc.

12. Replacement of fly-nets.

13. Replacement of glass panels in windows, doors etc.

14. Maintenance of gardens and open spaces let out to or used by the tenant.

**38. ANNEXURE. 1**

DESCRIPTION OF PREMISES (Including the parking space)

**39. ANNEXURE.2**

(‘FIT OUTS’ Details including interiors, furnishing, fittings and equipments, etc.)

**40. ANNEXURE. 3**

**(Pictures of Original Condition)**

**41. ANNEXURE.4**

**(Description of the Maintenance)**

**42. ANNEXURE.5**

**(The LESSOR’S Account Number details)**

**43. Annexure.6**

**(Common Areas and Facilities)**