

Note: -This is a model draft and may be customized according to individual requirement.

**LEASE DEED**

This Lease deed is made and executed at (Name of place) on this .....day of ....., .....

BETWEEN

.....,s/od/o.....,  
r/o..... (hereinafter called the Lessor) of the one part.

AND

.....,s/o ..... d/o.....,  
r/o..... (hereinafter called the Lessee) of the other part.

The expression Lessor & Lessee shall mean and include the parties itself, their respective legal heirs, executors, successors, administrators, legal representatives and assigns/nominees of their respective part.

Whereas Lessor is an absolute owner and in possession of the property no. ...., situated ..... at ..... measuring..... (hereinafter referred to as the SAID PROPERTY).

**NOW THIS LEASE DEED WITNESS AS UNDER:-**

1. Period of Lease :  
From.....To.....

2. Amount of Advance/Premium : Rs.....(Rupees  
.....only), (if any)
3. Security Deposit, if any : Rs..... (Rupees .....  
.....only), (if any)
4. Details of Periodicity & Mode of Payment of rent.  
.....
5. Stamp duty paid : By .....  
Rs.....(Rupees.....  
.....only), (if any)
6. That the lessor is the sole/ joint/ co-owner of the said property being leased out and in possession of the said property mentioned in the Schedule below.
7. That the lessee has approached the lessor for grant of a lease of the property described in the schedule below for a period mentioned above and the lessor has agreed to grant the said property on lease on the terms and conditions hereinafter appearing.
8. That the Lessor acknowledges receipt of an interest free advance amount of Rs..... (Rupees.....only) by cash/cheque/DD. No..... dated..... drawn on..... which will be refundable upon expiry of the lease or sooner determination on account of violation of the convents of the lease subject to receipt of vacant physical possession by the lessor and set-off of the claims if any of the lessor on account of breaches on part of the lessee.
9. That the lessee agrees to pay the rent, as agreed above, on or before the ..... Day of successive English calendar month.
10. That the lessee shall pay the Electricity and water consumption charges directly to the concerned authorities on a regular basis and supply copies of paid bills to the lessor and if the lessor requires the lessee will also furnish the proof of the payment of bills.
11. That in case of increase in the property/ house tax of the property, the proportionate increase in the tax liability on account of this tenancy shall be exclusively be borne by lessee.
12. That the lessee shall not sub-let/ sub-lease any portion of the property or part thereof to any person without the prior permission of the lessor, in writing.

123

- 13. That the lessee shall not make any structural changes in the said property or any portion thereof. However, minor changes/beautification may be made by the lessee with/without the consent of the lessor in writing.
- 14. That the lease shall terminate at the end of the term agreed and an option to renew it is hereby retained upon the mutual understanding of both the parties to this deed.
- 15. That at the end of the lease period, the property shall be handed over to the lessor in good condition. The lessee shall have the right to refund the advance/premium paid subject to set-off of any claim of the lessor.
- 16. That the Lessor retains the right to inspect the said property, at reasonable time during the day, to know the condition of the building.
- 17. That the said property can and shall be used only for the lawful purposes.
- 18. That if the Lessor or Lessee wants to have the premises vacated before expiry of the tenancy period, one month clear notice shall be given in writing to the other party and on such vacation lessor shall refund the advance paid after deducting any dues/damages. Any dispute arising between the parties hereto shall be subject to the jurisdiction of the courts in.....
- 19. Any other conditions: (if any):

**SCHEDULE OF THE LEASED PROPERTY:**

Revenue District .....

Sub-Registrar Office ..... Village..... Local Body  
concerned.....

Ward No.....

GRS No/O.S.No/ R.Survey No./T.S.No.....  
(whichever is applicable)

Survey Block No./ Survey Ward No. ....

Total Extent ..... Hec./Sq.M.

Extent of Land Leased:..... Hec./Sq.M.

Street Name:..... Door No:..... Flat No.....

18. If the property leased is a portion of the above said property

Details of property leased:

19. Any other details regarding Schedule of Property:

20. Permissible Land Use : .....

21. Actual Land Use ; .....

IN WITNESS WHEREOF, the parties hereto have set their hands to this lease deed on the day, month and year first mentioned above in the presence of the following witnesses:-

**Signature of the Lessor**

**WITNESSES:**

1. (Name, father's name and address)

**Signature of the Lessee.**

2. (Name, father's name and address)