

Lease Agreement for a House (Premises)

THIS LEASE made on..... day of..... between AB..... (hereinafter called "the lessor") (the expression shall include the owner for the time being of the lessors' interest in demised premises) of the One Part and CD..... (hereinafter called "the lessee") (the expression shall include his heirs, executors, administrators and permitted assigns) of the other.

THE DEED THEREFORE WITNESSETH AS FOLLOWS:

1. The lessor hereby demises to the lessee all that dwelling house with the land fully described in the Schedule hereto together with all out houses, wells, motor garage, kitchen, pathways, passage, garden and other appurtenances thereof situate at..... to hold the same to the lessee from the..... day of..... for the term of..... years (or year to year) paying therefor during the said term the monthly rent of Rs..... (Rupees.....) payable on the first day of the month succeeding that for which the rent is due.
2. Lessee's obligation:
 - (i) The lessee hereby agrees that he will, during the said term (tenancy), pay all rents, taxes and other charges excluding the house tax which now are or may hereafter become payable in respect of the demised property;
 - (ii) Pay Municipal charges including water bills and electric bills, etc.
 - (iii) That he will not without the previous consent in writing of the lessor transfer or sublet or otherwise part with possession of the demised premises.
 - (iv) That he will, without the consent in writing of the lessor, use the demised premises for residential purposes and for no other purpose.
3. Lessor's obligations:
 - (i) That he will during the said term (tenancy) maintain the demised premises in good and habitable condition and shall execute all necessary repairs including annual white-washing and colour washing, plastering, painting, etc. and shall renew all broken panes, fittings, bolts, etc. and on lessee's giving the lessor notice in writing of any decay, defects, disorders, will, within one calendar month from the receipt of such notice, repair and amend the same.
 - (ii) That he will, during the said term (tenancy), maintain the electric installation in the said premises and supply at his own expense such electric fans as may be required by the lessee.
 - (iii) That he will carry out all immediate necessary repairs to the said premises to the entire satisfaction of the lessee.
 - (iv) That the lessor shall repair, when necessary, the well, the passages, pathways and the road connecting the public road with the bungalow hereby demised.
4. Provided always and it is hereby agreed as follows:
 - (i) That whenever any part of the rent hereby reserved shall be in arrears for..... months after due date or there shall be a breach of any of the covenants by the lessee hereincontained, the lessor may re-enter on the demised premises and determine this lease.
 - (ii) That the tenancy hereby created shall be determinable at the option of the lessor/lessee (or either party) by giving to the lessor/lessee (or the other party) calendar months notice in writing.
5. It is hereby agreed between the parties as follows:

That the demand for payment or notice required to be made upon or given to the lessee shall be sufficiently made or given if sent by the lessor or his agent through the post by registered letter addressed to the lessee at the demised premises (or, at.....) and, that notice requiring to be given by the lessor shall be sufficiently given if sent by the lessee through the post by registered letter addressed to the lessor at his usual or last known place of residence or business (or, at.....) and that any demand or notice sent by post in either case shall be assumed to have been delivered in the usual course of post.

IN WITNESS WHEREOF the parties hereto have hereunder signed this deed on the dates mentioned against their respective signatures.

Signed, sealed and delivered

AB

CD