



झारखण्ड JHARKHAND

03AA 352766

This Deed of Lease is made on this the 16th day of September, 2017 at Ranchi.

BETWEEN

MUKESH KUMAR SINGH S/o Sri Sachita Prasad Singh, resident of Narayan Enclave, Harihar Singh Road, Morhabadi, P.S. Bariatu, Dist. Ranchi, State Jharkhand (hereinafter called LESSOR) of the One Part.

AND

VIVEK KUMAR (Mob. 9162710850) S/o Sri Vinod Paswan, resident of Block Colony, Gumla, Jharkhand, Job's at - Design Creation, Anurudh Complex, Jail Road, Karamtoli, Ranchi-834001 (hereinafter called LESSEE) of the Second Part.

The terms the LESSOR and the LESSEE shall always mean and include their respective heirs, successor-in-interest, legal representatives, executor, administrators and assigns.

Mukesh
11/9/17

Contd.P/2

WHEREAS the LESSOR is the absolute owner of the Flat No. 5-1 on the Ground Floor having super built up area 300 sq. ft. approx consisting of one bed rooms, one kitchen with attached latrine bathroom and of multi-storeyed building "MADHURI ENCLAVE" situated at Harihar Singh Road, Morhabadi, P.S. Bariatu, Dist. Ranchi, State-Jharkhand.

AND WHEREAS LESSEE has requested the LESSOR to lease out the aforesaid flat on lease to him/her which the LESSOR is hereby agree to lease out the same for fixed period of 11 (Eleven) months with effect from 10/09/2017 to 09/08/2018 on a monthly rent Rs. 5,000/- (Rupees Five Thousand) only till the completion of 11 (Eleven) months.

NOW THIS DEED OF LEASE AGREEMENT WITNESS AS FOLLOWS:-

- 1) That the said lease period is only for 11 (Eleven) Month from . 10/09/2017 to 09/08/2018 for a monthly rent of 5,000/- (Rupees Five Thousand) only, the monthly rent will be paid within first week of every month to the LESSOR by the LESSEE.
- 2) That the LESSEE shall use the said Flat only for residential purpose.
- 3) That the lessee shall pay 5,000/- (Rupees Five Thousand) only as a security money to the Lessor, which will be refundable without interest after expiry of the lease period.
- 4) That the LESSEE shall not use the said Flat for unlawful or business purpose and not keep any hard substance and illegal good materials in the said Flat and will not assign or sublet the said Flat or any part thereof, nor remove there from any furniture, tools, fans, electric connection etc.


16/9/17



- 5) That the LESSEE during the said period of lease, well and sufficiently repair, maintain the said Flat with appurtenances in good and substantial repairs together with all fittings, electrical and sanitary windows, doors, water closet, selves etc. in good and substantial repair and condition. The maintenance charge shall be paid by LESSEE decided by the society of the said apartment.
- 6) That the LESSEE shall allow the Lessor or his agent, at convenient hours in the day time to enter into or upon the leased Flat and in view and examine the state property and condition there of and to repair the said Flat at the cost and expense of the LESSEE.
- 7) That the LESSEE shall have no right either for alteration or modification of the demised Flat without taking permission of the LESSOR in writing.
- 8) That the LESSOR and the LESSEE both agreed to obey the terms and conditions of this lease, the LESSEE cause any breach any terms and conditions laid down in these presents in that case the LESSOR shall have full right to terminate this lease and in that case the LESSEE shall be liable to vacate the demised Flat immediately.
- 9) That after the mutual consent of both the parties the said Lease Agreement will further be renewed for a period of next 11 months with 10% increment on a monthly rent.
- 10) That the LESSEE shall vacate the Flat at the expiry of the aforesaid period of eleven months and shall also vacate the same on receipt of 01 (One) months notice from the LESSOR to quit the Flat and the LESSEE shall deliver vacant possession of the Flat on the expiry of the period fixed in the notice.


16/9/17



(4)

- 11) That in case the LESSEE should desire to vacate the Flat prior to the expiry of the period of eleven months mentioned above the lessee shall give notice therefore to the LESSOR at least 01 (One) months prior to vacating the Flat and delivering the possession of the same to the LESSOR in good and proper condition.

IN WITNESSES WHERE OF the said LESSOR and LESSEE have hereto at Ranchi signed on the day of

WITNESSES :-

1.

Signature of LESSOR

Mhina
16/9/17

2.

Signature of LESSEE

