

भारतीय गैर न्यायिक

बीस रुपये

Rs.20



INDIA NON JUDICIAL

16 NOV 2017

झारखण्ड JHARKHAND

05AA 444839

NOTARY
DHANBAD

DEED OF LEASE/AGREEMENT

THIS INDENTURE OF LEASE/AGREEMENT made this 15th November, 2017 between SANJEEVAY KUMAR RAY S/o Sri Ram Chandra Ray, Adhar No: 808320515089, Resident of Block "A" Flat No.503 Sri Krishna Nagari, New Karmick Nagar,P.O-ISM Campus,P.S. Saraidhella, Distt. Dhanbad ,Jharkhand 826004 hereinafter called the "LESSEE" (which expression shall excluded by or repugnant to the context be deemed to include their respective heirs, executors, administrators, representatives, successors and assigns of the ONE PART :

AND

Rajesh Kumar S/O Hitan Yadav, Adhar No.646631033515 Resident at "Block "A", Flate No.603, Sri Krishna Nagari,New Karmick Nagar, PO: ISM Campus, PS: Saraidhella, Dist - Dhanbad -Jharkhand, 826004 hereinafter called the "LESSOR" (which expression shall excluded by or repugnant to the context be deemed to include their respective heirs, executors, administrators, representatives, sucesors and assigns of the OTHER PART :

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NOW THIS INDENTURE WITNESSETH as follows:-

1. Inconsideration of the rent hereinafter reserved and of the covenants of the part of the Lessee hereinafter content the Lessor hereby demised to the Lessee (2) two bed room,(1) one Dinning room, Single kitchen,& one bathroom & latrin attached at Block "A" Flat no.503 Sri Krishna Nagari, PO:ISM Campus, PS: Saraidhella, Distt. Dhanbad. The said Flat is to be used by the Lessee as for residential purpose for a period of 11 months beginning from 01/11/2017.

2. THE LESSEE HEREBY COVENANTS WITH THE LESSER AS FOLLOWS :

- Sanjeev*
- i) To pay during the term hereby granted the monthly rent of Rs. 3500.00 (Rupees three thousand five hundred only) in respect of the flat. In addition to that, the lessee will pay the electricity & maintenance charges on monthly basis.
 - ii) Not to make any major addition and alteration except with the consent if the lessor obtained previously in writing.
 - iii) The Lessee will on the determination of this lease deliver position of the demised residential purpose room in a good condition as it was when the Lessee obtained possession.
 - iv) The Leasee shall perform and observe all rules, acts so as to absolve the Lessor from any Liability of whatsoever nature for non- performance and observance of such all legal consequences.

3. THE LESSOR HEREBY CONVENANTS WITH THE LESSEE AS FOLLOWS:-

- Rajesh Kumar*
- i) The Lessee performing and observing all the covenants by the Lessee herein contained may hold and enjoy the demised premises during the said period without any lawful interruption by the Lessor or any other person rightfully claiming under in trust for him.
 - ii) If the Lessee shall have given to the Lessor notice in writing prior to the expiration of the term herein reserved expresses the desire to renew the lease the lessor will have option to renew the lease on said terms & conditions as may be mutually agreed upon.
 - iii) The Lessor will on the expiration or sooner determination of the terms of this lease take possession and delivery from the Lessee of the demised premises..

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4. **IT IS HEREBY AGREED** that any demand for payment or notice requiring to be made or given if sent 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 demised office room and any notice requiring to be given to the Lessor at his usual or last known place or residence or business AND that any demand or notice sent by post in other case shall be assumed to have been delivered in the usual course of post.
5. **IT IS ALSO FURTHER AGREED AND COVENANTED** between the Lessor and the lessee that the Lessor shall remain liable for all claims, demands and obligations in respect of the demised land till the execution of these presents and the Lessee shall be liable and responsible for action, obligation and demands immediately on the execution of these presents.

IN WITNESS WHEREOF the parties have signed the Lease on this the 15th.days of November, 2017

Witnesses :-

1. *Anuradha Kumari*

2.

Rajesh Kumar

Signature of the Lessor

Ranjeet

Signature of Lessee

16/11/17 Identified by
Anuradha
16/11/17
ADVOCATE

MR. MRENA TIWARI
NOTARY
Regd. No.- 10316.13
Govt. of India
DHANBAD, JHARKHAND

NOTARY DHANBAD
Authorised.
u/s (8) (4) (a) of the Notaries
Act 1952 (Act No 53 of 1962)