**LEASE AGREEMENT**

THIS LEASE AGREEMENT is made and executed in Bangalore on this ………, 2020 by and between:

Mr. …………..

Aged about …….. years

Son of ………..

residing at: …………

……………….

Here after called the “LESSOR” (Which “Term” shall mean and include his respective heirs, assigns, executors, legal representatives and assigns) of the one part: and.

Mr. …………. .

Aged about … years

Son of Mr. ……….,

Presently Residing at ………….

………………….

Hereinafter called “LESSEE” Which term unless it be repugnant to the context hereof shall mean and include his heirs, executors, administrators legal representatives and assigns of ONE PART.

WHEREAS the lessors is the absolute owner of Residential House/ Apartment bearing No………………………………….. totally measuring …….. sq ft which is more fully described in the Schedule hereunder and hereinafter referred to as the Schedule Property.

AND WHEREAS the Lessee has sought the Lessor to lease the Schedule Premises on monthly rent for a period of 11 months and the Lessor agreed to lease out the schedule premises as per the terms and conditions herein after mentioned.

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

1. **PERIOD**

That on the request of LESSEE the LESSOR hereby agree to grant Schedule roperty on lessee and the LESSEE has agreed to accept terms of the lease and take the Schedule Property on lease rental for a period of 11 months from the date of execution of this Lease Agreement.

1. **RENT**

The LESSEE shall pay a monthly Rent of Rs. ………./- (Rupees …………. Only) during his occupancy and the said rent shall be paid in cash/cheque/bank transfer on or before 5th of every calendar month.

1. **DEPOSIT**

The Lessee had paid a sum of **Rs. …………/-** (Rupees …………….. Only) as INTEREST FREE SECURITY DEPOSIT .

That the Total Interest free security deposit will be refunded / returned to the LESSEE at the end of the lease period simultaneously on handing over the vacant premises.

1. **USE OF PREMISES**

The Lessee shall use the premises for the residence purpose only and shall not carry out objection or offensive trade and or activities in the scheduled premises.

1. **ADDITION AND ALTERATION:**

The Lessee shall not make any addition or alteration in the schedule premises without the written permission from the lesser

1. **CLEANLINES**:

The Lessee shall keep the schedule premises in the good and tenantable condition during his/her stay and hand over the same in good condition after the expiry of this agreement. If any damages is found the same amount will be paid separately.

1. **NOTICE:**

Either party may terminate this lease agreement by giving 2 (two) months prior written notice.

1. **ELECTRICITY AND WATER CHARGES**

8. The lessee shall pay the Electricity charges to the concern department every month and keep the connection intact during the lease period, the Lessee shall a separate sum of Rs. ………./- as Water Charges to be paid to the lesser as mutually agreed and the said amount shall be paid in cash/online transfer to the Lessor or to his representative named/designated by the Lessor.

1. **PAINTING CHARGES**

The lessee shall repaint (Emulsion paint & Enamel paint) the premises at the time of vacating, or the Lessor shall have the right to deduct a sum equal to one month rent from the security deposit.

1. **ARREARS AND DAMAGES:**

The tenant shall hand over the schedule premises as same condition as it was given if any damages/arrears in the Electricity etc., the same amount or cost of amount will be deducted from the deposited amount.

**SCHEDULE PROPERTY**

All that piece and parcel of the residential house/apartment bearing No. ……………, PID No. ………… situated at ………. Cross, …………. Road, Bangalore measuring ………sqft consisting of ……… Bed Rooms, One Hall. Kitchen with attached bath room and with water and electricity connection with/without car parking and bounded on:

East By : .

West By :

North By :

South By :

**FITTING AND FIXTURES**

1. Ceiling Fan: … Nos
2. Tube Lights : Nos
3. Geyser : Nos
4. Ward Robe : Nos

IN WITNESS WHEREOF the Parties herein have hereunto set their respective hands to this Lease Agreement at Bangalore on the day, month and year first above mentioned and signed this deed before the following witnesses.

“LESSOR” ---------------

“LESSEE” -----------------

WITNESSES:

1.

2.