LEASE AGREEMENT

PHOTOGRAPH, LTI, & SIGNATURE OF LESSOR OF THE DOCUMENT

PHOTOGRAPH, LTI, & SIGNATURE OF PRESENTANT OF THE DOCUMENT

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 This Lease Agreement made on the …………………………, Day of …………………………., 201… (Year),

BETWEEN

**Sri/Smt./Kum…………………………………….**, aged about ……….. years, Son/Daughter/Wife of …..…………………………..,Caste- ………………., Profession …………………………….., permanent resident of …………………., P.O. ………………..... P.S. ………………………….., District …………………… State……………Pin Code ………………. At present residing at …………………., P.O. ………………..... P.S. ………………………….., District …………………… State ……………… Pin Code……….…………..

[**If represented by Attorney Holder by virtue of Power of Attorney**]

represented by his Power of Attorney Holder vide G.P.A. Document No. …………, dated………………,registered in the Office of the Sub-Registrar, ……………..,District-………………..,State…………………….**Sri/Smt./Kum……………… ……………………………………….**, aged about ……….. years, Son/Daughter/Wife of …..………………………….., Caste- ………………. , Profession …………………………….., resident of …………………., P.O. ………………..... P.S. ………………………….., District …………………… State………………. Pin Code ………………. At present residing at …………………., P.O. ………………..... P.S. ………………………….., District …………………… State……………………. Pin Code ……………….

((Here-in-after called **LESSOR** which expression shall unless excluded by or repugnant to the context, be deemed to include the said Lessor and his authorized signatory, permitted and authorized executors, administrators, and assignees) of the First part.

AND

 **Sri/Smt./Kum…………………………………….**, aged about ……….. years, Son/Daughter/Wife of …..…………………………..,Caste- ………………., Profession …………………………….., permanent resident of …………………., P.O. ………………..... P.S. ………………………….., District …………………… State…………………. Pin Code ………………. At present residing at …………………., P.O. ………………..... P.S. ………………………….., District …………………… State……………… Pin Code……………….

[**If represented by Attorney Holder by virtue of Power of Attorney**]

represented by his Power of Attorney Holder vide G.P.A. Document No. …………/ dated………………., registered in the Office of the Sub-Registrar, ……………..,District-………………..,State………………………………..**Sri/Smt./Kum ……………………………………….**, aged about ……….. years, Son/Daughter/Wife of …..………………………….., Caste- ………………. , Profession …………………………….., resident of …………………., P.O. ………………..... ,P.S. ………………………….., District ……………………, State…………………., Pin Code ………………. At present residing at …………………., P.O. ………………..... ,P.S. ………………………….., District …………………… State……………… ,Pin Code ……………….

(Here-in-after called **LESSEE** which expression shall unless excluded by or repugnant to the context, be deemed to include the said Lessee and its authorized signatory, permitted and authorized executors, administrators, and assignees) of the Second part.

WHEREAS the lessor is the absolute owner of the schedule of Property detailed below, as recorded in the R.O.R. and is in peaceful possession of the said land as the absolute owner without any restraint, litigation and objection from any other person or agency or body of persons.

That, the lessor has the good transferable title over the said land with all rights, interests, title and possession over the said land, free from all encumbrances.

That, all the land are in peaceful and absolute possession of the lessor and no part of land has been let to any other Person(s) /Associations /Body of Associations for any purpose. No part of the land has been given in any mortgage, Lease, or as surety or by any means or instruments of transfer of right or interest, there to any other person, Financial Institution(s), Govt./Private/Semi Govt. Bank(s)/ Offices/ Institutions, etc.

 That, the lessor, hereby declare that no other person other than him, has any claim whatsoever regarding any right, title, or interest over the scheduled property detailed below.

And whereas the lessee is desirous of taking on lease of the said schedule of land more detailed under the Schedule of the Property under the terms and conditions mentioned below for establishment and running a ……………………………………. (Office/business/institution/ etc pl. specify), and the said lessor has agreed to give on lease the said house under the said terms.

Now therefore this Lease witnesseth

That in consideration of the rent and the lessee’s covenants hereinafter reserved and contained the lessor leases unto the plot of land situated at Village- …………………………., P.S.- …………………….., District- …………………….. measuring an area of Ac. ………………………… decimal and which is more particularly described under the Schedule of the Property, to hold the same unto the lessee for a period not less than ……………………… years from the date of the execution of this deed determinable nevertheless as hereinafter mentioned, yielding and paying an annual rent of Rs ………………………/- (Rupees in words) and subject to the provisions and conditions hereinafter contained, that is to say.

1. The lessee shall pay the annual rent hereby reserved to the lessor at such time and in such manner as the lessor may require.
2. The Lessee shall pay all the Government rents general and local taxes, rates, or cess for the time being imposed on the said land by competent authority.
3. The lessee shall commence the construction and establishment of the Office/Shop/Business Establishment/ Etc at his convenience as per the prescribed specifications and norms for establishing such centre by the competent statutory controlling Institution or authority.
4. The lessee shall complete the construction and all other formalities to establish and run the said Industrial Training Centre, within six months.
5. During the said terms of lease, lessee shall use the said plot of land exclusively for the purpose of establishment and running of the said Office/shop/business establishment/ Institution and the lessee shall never use this plot of land for no other purpose other than specified above.
6. The lessee is not entitled to sublet or assign his interest in the said lease hold property, to any person In case the lessee purports to sublet or assign his interest in the whole or part of the land or should actually do so, the same shall be null and void against the lessor, and the lease hold in favour of the lessee shall be deemed to have been terminated immediately and the lessor shall be entitled to recover the possession here of forthwith.

or

The lessee may sublet or assign his interest in the said lease hold property to any person whatsoever with exclusive written permission of the Lessor.

1. In case either of the said parties, that is the lessor prior, to the expiration of the period of the lease aforementioned such party may do so after giving six months notice to the other party in writing intimating his intention to do so and on the expiry of the period so fixed in the notice the lease shall be deemed to terminate and the lessee shall deliver the possession of the property to the lessor.
2. If and so long the lessee shall fully perform, and comply with and shall continue to so perform and comply with each and all of the terms and conditions herein stated expressed or implied made and provided, but not otherwise, the lessor shall secure the lessee in full and peaceful enjoyment of the rights and privileges herein and hereby conveyed and assured.

SCHEDULE OF PROPERTY

DISTRICT :

P. S. :

MOUZA : …………………………….., THANA No. ……………………………

(Under the Jurisdiction of Office of the Sub-Registrar, & Tahasil Office, ……………………………………..)

KHATA No: ………………………………….. (in words)

PLOT No. : ………………………………… (in words), Part/Full Kissam :-

Area: Ac. ………………………………….. (in words) out of Total Area Ac ………………..

Four Boundaries in case of Part Plots

(Details of Building or Structure if any to be leased out)

In witness whereof the parties hereto have hereunto subscribed their name at the respective places herein mentioned.

Read and found correct

Lessor Lessee

Witnesses

1. Signature:

 Name:

 S/O:-

 Address:

1. Signature:

 Name:

 S/O:-

 Address:

##### **THIS DOCUMENT IS PREPARED BY**

LESSOR/LESSE/ ADVOCATE/ LICENSED DEED WRITER/ ANY OTHER PERSON

(Signature with Date/ Name & Address)