**LEASE DEED/TERMS OF AGREEMENT**

This Lease Deed/Terms of Agreement is executed at Delhi this 27-09-2019.

**Between**

**Ms. Anuradha Sundaramurthy** w/o Shri Sundaramurthy Vageesan R/o B-501,Panchsheel Appts,Plot 24, Sector 4,Dwarka,N.Delhi 110075, **hereinafter called the LESSOR of the First Part** (which expression shall mean and includes his heirs, successor and assignees etc)

**And**

**Mrs. Shreya kunar** W/O Shri. Prince Prabhakar srivastva R/o Block C8, Flat No. 233-B, Keshav Puram, Delhi 110035. Working in the IBM, Gurugram HR, **hereinafter called LESSEE** (which expression shall mean and includes his heirs, successor and assignees etc) **of the Second Part.**

Whereas, the Lessor, **Ms. Anuradha Sundaramurthy** is the sole and **absolute owner of Flat B-501, Panchsheel Appts, Plot 24, Sector 4,Dwarka,N.Delhi 110075, a Ministry of External Affairs Co-op Group Housing Society** and the flat consists of three bed rooms with attached 3 bathrooms and balconies, drawing cum dining room, kitchen with basic facilities, exhaust fan, loft store inside, stainless steel shelf, gas connection is located on the 5th floor of the B block of Panchsheel Appts in Dwarka. In the said apartment, the LESSEE is desirous of occupying the flat from 23 September 2013( full flat excluding one bed room and its attached bathroom). The furniture and electronic fittings in the enclosed annexure will also be utilised during the stay and will be returned in the same functional condition at the time of vacation of the apartment.

The LESSEE intends to rent the premises w.e.f. **Rs. 26,000/=** **(Rupees Twenty six thousand only**) per month which will be paid in advance in the form of cash/cheque/bank transfer at the beginning of each month to the LESSOR or his representative. The Lessee and his immediate family only will be staying in the said premises and the premises will be used for residential purposes only.

Whereas the LESSOR has agreed to lease out to the said premises (2 bed rooms, 2 bathrooms, drawing cum dining room and kitchen/balconies with fittings as per annexure for a period of one year effective from 01-10-2019 to be paid in advance to the account details conveyed by the landlord.

NOW, THEREFORE, THIS LEASE DEED/AGREEMENT TERMS WINTESSETH AS UNDER;-

1. That the Lessee has agreed to take the above said premises on rent for a period of one year **effective from 01-10-2019**. The rent will be paid in advance on the first of each month by cheque/cash in favour of the Lessor.
2. The Lessee shall pay rent with an escalation of 10% every year. The monthly rent w.e.f.
3. The Lessee will pay directly the Electricity and water charges and Maintenance charges etc. directly to the society wef **Ministry Of** **External Affairs C.G.H.Society ltd** in their office, as per the rules of Society rules, regularly. The maintenance charges for the period 01-10-2019 will be paid to the Lessor at the time of occupying the flat along with the first month’s rent.
4. The Lessee assures the Lessor that he will keep the premises in neat and tidy condition and no damage will be done to the premises.
5. The Lessee will not sublet the premises and will stay himself only for which he has taken the flat on rent for residential purpose.
6. As per the bye laws of the society the lessee will not undertake any structural or other major/minor changes. The act of the Lessee will be construed as violation of this Lease Deed and will be liable for any action to be taken by the Society Management and any cost or damage accrued will be borne by the Lessee.
7. That all the rules and regulations byelaws of the **MEA Co-op Gp Housing Society ltd,** MCD and other Civil authorities, the society in particular, having jurisdiction over the premises, shall be strictly complied with by the Lessee during the currency of the lease period.
8. Though this Lease deed/agreement is valid for a period of one year **effective from 01-10-2019** , this can however, be revoked or terminated by either party by serving one month’s notice on either side i.e. in case the Lessor desires to get the premises vacated, he can do so by serving one month’s notice and the lessee will vacate the premises without any hesitation and will hand over the vacant possession. Similarly, the lessee can also vacate the premises on one month’s advance notice.
9. That the LESSEE has paid an interest free security amount of **Rs. 52,000/-** (Rupees. Fifty two thousand only) to the LESSOR, which shall be refunded at the time of vacation of the said premises.
10. The Lessor or his representative has the right to visit and inspect the house any time desired by them for which the Lessee will have no objection.
11. The Lessee shall abide by all clauses mentioned above and shall not violate the above terms under any circumstances.

Accepted the above terms.

**(Ms. Shreya kunar** ) (Ms. Anuradha Sundaramurthy)

Lessee Lessor

In the presence of

Witnesses:

1. Signature 2. Signature

Name Name

Permanent address: Permanent address:

Phone No. Phone No.

**ANNEXURE**

1. Dining table with 6 chairs
2. Two wooden show case
3. One double bed
4. Two tables
5. Two ACs(Voltas-Vertis Plantina)
6. Kent water purifier
7. Electric geyser(2 – one in bathroom and kitchen)
8. Six fans
9. One computer table
10. Gas burner/stove with gas connection
11. MTNL connection/Network broadband
12. Steel almirah
13. Cane sofa (3-seater) with cushions
14. Cane Glass(fixed) side table(2)
15. Bambo centre table with glass fixed(one)
16. Hanging wall curtains in all rooms
17. Intercom connection with telephone fixed