

LEASE DEED

This lease Deed is made on this day 10th Dec 2007 between Shri Vinod Ahluwalia son of shri Anand Sarup resident of 9A Mohini Road Dalanwala Dehradun (hereinafter the lessor owner, which expression shall include its executors, administrators and assigns of the one part) and Smt. Voora Vijay sree. (AKA. ARTHA) D/o Voora Sriman Narayan H.NO. old No. 22 New No 47 North Boag Road, . Nagar. Chennai 600017 (Tamil Nadu) (hereinafter called the Lessee and assigns of the second part).

Whereas the Lessor is the absolute owner of the 9 A Mohini Road Dehradun. Which is morefully described in the schedule hereunder.

Whereas the Lessee is keen to take the said property (First floor) above Garage the said accommodation.

The aforesaid accommodation to be leased consists of One Room with attached Bath Room & Kitchenette Situated at 9A Mohini Road Dehradun with one Ceiling Fan and one Exhaust Fans and Gizer.

That the Lessor hereby leases out to the Lessee the aforesaid accommodation/ property on the following terms and conditions.

1. That the rate of rent of the aforesaid accommodation let out by this deed is Rs. 4,000 per month.
2. That the lessee shall deposit at the time of occupying the said property as security deposit Rs. 8000/- (Eight Thousand only) as refundable security which will remain deposited with the Lessor as an interest free deposit until the time the lessee vacant the said property and handover its vacant physical possession in perfect order to the Lessor any damages etc if any occurring in the said property during the tenancy of the second party will be adjusted from the said security at the time of its vacation by the Lessee.
3. That the rent of every month is payable in advance by the 10th of every month.
4. That the tenancy start from 10th Dec 2007 and shall comes to an end on 10th June 2008 i.e. it is only for 6 s < months.

5. That the Lessee shall be liable to pay Electric Consumption charges by the meter.
6. That the lessee shall be liable to maintain the said premises/property as good as it is at the time of its leasing out.
7. That the lessee shall use the said premises property for his own personal residential purpose and it shall not be used at any time for the commercial purpose or any other purpose.
8. That the lessee shall not sublet the premise/property or any part thereof.
9. That the lessee shall be personally liable and responsible for the payment of the rent and other dues as mentioned above.
10. That the lessee at the time of occupation of the leased property shall see himself that all the sanitary, electrical and other fittings and fixtures are in perfect working order and nothing is broken or missing. The lessee shall be responsible himself to restore them in the same condition otherwise he shall be responsible to pay for any breakages missing and/or damages.
11. That the lessee shall not be entitled to make any construction, addition or alteration or any sort of partition in the premises/property out to him.
12. That the Lessor will have the full right to access to the said leased out portion of the building at any time with advance information to the lessee for the purpose of inspecting the premises.

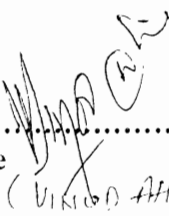
SCHEDULE OF THE PROPERTY LEASED OUT

All that H. No. 9A Mohini Road Dalanwala Dehradun. Comprising of (First floor) above Garage consists of One Room with attached Bath Room & Kitchenette.

In witness whereof both the parties have executed and affixed their signatures to this deed on this day, month and year first above written.

LESSOR

Signature


(VINOD AHLUWALIA)

Witnesses:-

1- Name :
Address:

2- Name:
Address:

LESSEE
VIJAYA REE (VORA Gaka) ARTHA

Signature

