

RENT DEED (LEASE AGREEMENT)

This Lease Deed made in _____ on _____ between Mr. owner of Flat/House No. _____ and resident of hereinafter called Lessor (which expression shall include his heirs, successors and assigns) on the ONE PART and the Bureau of Indian Standards (BIS), 9 Bahadur Shah Zafar Marg, New Delhi-110002, India, constituted under **Section 3** of THE BUREAU OF INDIAN STANDARDS ACT, 2016(No 11 of 2016) through its **(delegated authority, name of the branch & full address)**

hereinafter called the Lessee or the bureau (which expression shall include its successors and assigns) on the OTHER PART for the exclusive residential use of Mr. _____, an employee of the Bureau.

Whereas the Lessor has agreed to lease out the aforesaid Flat/House to the Bureau;

And whereas the Bureau has agreed to take on lease the said Flat/House for the bona fide use of Mr. _____ for residential purpose.

NOW THIS RENT DEED WITNESSETH AS UNDER

That the Lessor hereby leases to the Lessee the residential accommodation in Flat/House No. _____, consisting of drawing room, Latrine,bedrooms and courtyard (modify as applicable) purely for the residential use by the said Mr. together with all built-in fittings and fixtures under the following terms and conditions.

- a. That lessee agrees to pay to the lessor in advance by the 10th of each month a monthly rent of Rs. (Rupees only) including Rs. _____ maintenance with effect from _____.
- b. That the above rent includes House Tax, Ground Rent and all other taxes payable by the Lessor to any municipal body or local authority in respect of the aforesaid Flat/House.
- c. That the employee shall directly pay water and electricity charges according to meter readings as per bills of concerned authorities, under intimation to the Lessor.
- d. That the employee shall be liable to bear the cost of breakages, damages to the sanitary, electrical and other fittings and fixtures during the lease period.
- e. That the employee shall not make any structural additions or alterations without the written permission of the Lessor.
- f. That the employee shall not sublet the premises in whole or any part thereof without the written permission of the Lessor and at the time of vacating the premises will hand over vacant possession of the premises to the Lessor or his authorized agent.
- g. That at the time of occupation, the employee shall ensure that all sanitary, electrical and other fittings and fixtures are in perfect order and shall be responsible to restore them in the conditions in which they have been taken over, natural wear and tear excepted, at the time of vacating.
- h. That the employee shall allow the Lessor or his authorized agent to enter the said premises at reasonable hours and after reasonable notice and when necessary for inspection, repairs etc.
- i. That the Lessor shall carry out necessary repairs and maintenance of the premises during the lease period.

j. That during the currency of this lease agreement, the employee shall have the right to vacate the premises by giving a minimum of one month's notice in writing.

2. That the lease is for a period of **11 months** only commencing from_____. The Lessee shall give vacant possession of the premises to the Lessor after expiry of the said period in reasonably good condition.

3. In the event of Mr.severing connections with the Bureau or is transferred from_____ , the Lessee shall forthwith inform the Lessor and shall arrange to hand over vacant possession agreement shall terminate.

4. In case of any dispute between the lessor and employee, it shall be resolved amicably between themselves and expenses, if any, incurred thereon shall also be borne by them only. In case of any legal recourse, the matter will be settled between the employee and the lessor and the Bureau shall not have any liability, whatsoever, to this effect.

In witness whereof the parties have set and subscribed their hand in presence of the witnesses mentioned herein below.

LESSOR

LESSEE

(Designation)

WITNESSES:

1.....

2.....