

MODEL LEASE AGREEMENT

This **AGREEMENT OF LEASE** is made on this _____ day of _____ 2017.

BY AND BETWEEN

Mr/Mrs. _____, S/D/W/o Mr. _____, aged about _____ years currently residing at _____ owner of Flat/House hereinafter called the "**LESSOR**" which expression, unless repugnant to the context, means and includes his/her heirs, successors, representatives in interest and assigns of the ONE part:

AND

Bank Note Paper Mill India Private Limited, (A Joint Venture of SPMCIL – A Govt. of India Enterprise and BRBNMPL- A subsidiary of Reserve Bank of India) and registered under the companies Act, 1956, having its Registered and Corporate Office at Administration Building, Paper Mill Compound, Note Mudran Nagar, Mysuru 570 003, Karnataka, represented by its Authorised Officials hereinafter called "**LESSEE**", which expression, unless repugnant to the context, means and includes his successors, representatives in interest and assigns of the OTHER part:

Whereas the Lessor is the absolute owner in possession and enjoyment of the premises more fully described in the schedule, having right, title and interest thereon.

Whereas the Lessor has approached the Lessee for letting out premises for the purpose of occupation of lessee's authorised employee and his family only and the Lessor has agreed to demise to the Lessee the said premises on the following mutually agreed terms and conditions:-

It is now mutually agreed that:

01. COMMENCEMENT AND DURATION OF THE LEASE

The lease period shall be commenced from _____ and shall be for a period of 11 calendar months initially and will stand automatically terminated on _____, unless renewed by the parties in writing as per the agreed terms as at clause (6) below.

02. PURPOSE OF LEASE

The schedule premises shall be used only for Guest House of the company or any other company's authorised officials for residential purpose.

03. LEASE RENTALS AND OTHER OUTGOES

(a) The Lessee shall pay a **monthly rent of Rs.** _____ (Rupees _____ only), to Lessors, on or before the fifth day of the succeeding month and if the said day is a holiday on the next succeeding working day. The rent shall be paid directly to the Lessors **Savings Bank Account No.** _____, **IFSC Code** _____,

Bank Address_____ after deducting applicable Income Tax under intimation to the Lessor.

- (b) The **LESSEE** shall pay electricity as billed to him by the authorities concerned.
- (c) The Lessor, however, shall be liable to pay property tax, water and maintenance charges and such other statutory and other levies as may be applicable.

04. SECURITY DEPOSIT

The Lessee has already paid a refundable interest-free security deposit of Rs. _____/- (Rupees _____ Only) to the Lessors, vide Cheque & Bank details_____ and the Lessor is liable to refund the said deposit, without any interest thereon and without any deduction on account of normal repair, repainting etc., to the Lessee, on surrendering the premises to the Lessor. The Lessee has paid the said Security Deposit on this day and the Lessor acknowledges the receipt of the same.

05. TERMINATION

- a) During the subsistence of this agreement, if the Lessee/Lessor wishes to terminate the agreement, a minimum of **two months' notice** of such intention to vacate shall be given to the lessor/ Lessee accordingly.
- b) In the event if the Lessee fails to pay the rent for three consecutive months, the Lessor shall issue a written notice to the Lessee to vacate the flat in a week and the Lessor shall deduct the overdue rent from the security deposit and pay the balance amount to the Lessee.
- c) In the event the Lessee fails to honour any of the covenants expressly agreed to herein, the Lessor shall have the right to terminate the tenancy and get the vacant possession of premises forthwith.

06. RENEWAL

The lease may be renewed for such further period as mutually agreed on or before the expiry of 11 months with an increase in basic rent @ ____% i.e., on Rs_____/- as mutually agreed and same may be confirmed in writing.

07. PROHIBITION TO SUB LEASE

The Lessee shall not sub-lease the subject premises to any other person/s.

08. OTHER CONDITIONS

- a) The Lessee shall not carry out any work or structural change which would jeopardize the soundness and safety of the property. He/she shall not carry out any material alteration to the property without the written consent of the Lessor.
- b) The Lessee shall strictly follow the rules, regulation and by laws adopted by the Association of the owner/occupants at all times.



- c) The Lessee shall permit the Lessors or their authorized representatives to enter upon the premises to inspect the conditions thereof at all reasonable times.
- d) The Lessee shall not indulge or permit any immoral and / or illegal activities in the schedule premises.
- e) The Lessee shall keep the interior of the demised premises in good order and condition and attend to minor civil, electric and water supply repairs such as electrical fuses, leakages of water taps, cisterns, geysers, blocking, breakups, shortages, replacement of electric bulbs, tube lights, etc.,
- f) The Lessee shall make over the vacant possession to the Lessor at the end of each lease period, in good conditions except normal wear and tear.

This Agreement is made on requisite stamp paper, signed by the parties, in set of two, original of which one is remaining with the Lessee and another with the Lessor.

SCHEDULE OF PREMISES

Premises located at _____, Mysore/ Bangalore
comprising of _____

Area as mentioned in the Registered Sale Deed/ any other document, a copy of which is available with the lessee.

IN WITNESS WHEREOF THE PARTIES hereto have signed this deed on this _____ day of _____ 2017.

WITNESSES

1. LESSOR

2. LESSEE



FINANCIAL BID
HIRING OF ACCOMDATION FOR GUEST OFFICE AT MYSORE

Full particulars of the legal owner of the premises:

- a) Name:
- b) Address (office& residence):
- c) Telephone & Mobile No:
- d) E-Mail ID:
- e) Telefax:
- f) Address of Property Offered:

S.No	Requirement	Offered plinth area in Sq ft	Offered Facilities		Amount Per month (Rs.)
01	<p>4 BHK- 5 BHK Individual House with Hall, kitchen, servant room and car parking facility in the vicinity of Jayalakshmipuram, V V Mohalla, Gokulam, Kalidasa Road and Yadavgi and adjacent area (including all municipal taxes, cess, power backup and any other charges). Note: The electricity charges / water charges, if any as per actual consumption will be borne by BNPMIPL, Mysore.</p>		<p>No. of Bed Rooms with attached bathroom í í í í í</p> <p>Hall Yes/No</p> <p>Kitchen Yes/ No</p> <p>Servant Room Yes/ No</p> <p>Power Backup Yes/ No</p> <p>Car parking Yes/ No</p> <p>Water facility Cauvery water/ Bore well water</p>		
Total monthly rent excluding service tax (A)					
Total Annual Rent including service tax. B= 12*A					

Note:

1. Advance/ Deposited Amount Rs _____/- (Rupees _____ only).
2. GST, if applicable shall be paid extra at actuals.
3. Copy of ownership document to be attached.

Signature of Bidder: _____



**FINANCIAL BID
HIRING OF ACCOMDATION FOR GUEST OFFICE AT BANGALORE**

Full particulars of the legal owner of the premises:

- g) Name:
- h) Address (office& residence):

- i) Telephone & Mobile No:
- j) E-Mail ID:
- k) Telefax:
- l) Address of Property Offered:

S.No	Requirement	Offered plinth area in Sq ft	Offered Facilities		Amount Per month (Rs.)
01	<p>3 BHK Apartment with car parking in and around Mekhri Circle, Sadashivanagar, Hebbal which are on the way to airport and also accessible to main city area on short drive (including all municipal taxes, cess, power backup and any other charges).</p> <p>Note: The electricity charges as per actual consumption will be borne by BNPMIPL, Mysore</p>		No. of Bed Rooms with attached bathroom í í í í í Hall Kitchen Servant Room Power Backup Car parking Water facility	Yes/No Yes/ No Yes/ No Yes/ No Yes/ No Cauvery water/ Bore well water	
Total monthly rent excluding service tax (A)					
Total Annual Rent including service tax. B= 12*A					

Note:

1. Advance/ Deposited Amount Rs _____/- (Rupees _____ only).
2. GST, if applicable shall be paid extra at actuals.
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