

Xb-21/14  
21/01/31  
2013  
No 2070097

Himachal

LEASE

An agreement made th  
Two thousand FOUR



ULY

GAS/O Sh.

R.C.  
1/1/17  
LT SH DHARAM PAL Village MOORING POMO Distt. KHAMMUR (hereinafter referred to as "THE LANDLORD" which expressed shall unless excluded by or repugnant to the context be deemed to include his heirs, executors, their respective administration and assigns) of the one part and the "PRESIDENT OF INDIA" (herein after referred to as "THE GOVERNMENT OF INDIA" of the other part.

WHERE IT IS AGREED AND DECLARED AS FOLLOWS.

1. In consideration of the rent herein after reserved and of the other conditions herein, contained, the landlord agrees to let out and Government of India agree to take on lease the land hereditaments and premises known as .....Post Office building together with all buildings and erections fixture and fittings standings, and being thereon, herein after called "THE SAID PREMISES" more particularly described in SCHEDULE "A"
2. The lease shall commence on the 1st day of Jan two thousand fourteen and shall, subject to the terms hereof, continue for a term of three years with an option to the Government of India to renew for a further terms set out in clause 14 thereof.
3. The government of India shall, subject to the term hereof, pay rent for the said premises at the rate of 2850/- per month, payable monthly in arrears, inclusive of maintenance. In the event of term hereby created, being terminated as provided by these presents, the Government of India shall pay only a proportionate part of the rent for the fraction of the current month up to the date of such determination.
4. The said premises shall be deemed to include the fixtures and fittings existing thereon as shown in schedule "A" above referred to, and the Government of India shall upon the expiration of the terms hereby created or any renewal thereof and subject to clause 2 thereof yield up the said premises including fixtures and fittings in as good a condition as received fair wear and tear, damage by fire, act of God, riots or other civil commo enemy action and or other 'cause not within the control of government of India. except provided that THE GOVERNMENT OF INDIA shall not be responsible for any such damage which may occur to the same during the term hereby created or any renewal thereof.
5. The Government of India shall be entitled to use the said premises for any purpose whatsoever during the continuance of the tenancy.

Signature

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करी...गौरी बुद्धि...  
कारिणी सुपरि...  
...

पत्रा कर्ता  
...

...  
...

पत्रा कर्ता

वर्षाक...  
प्रदानुसार...  
हवे को श्री...  
गुण/पुत्री/विश्व...  
पाम...  
...  
होकर बराय प जोकरण प्रस्ताव किया ।

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2070706

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# Himachal Government Judicial Paper


All tax, municipal or other charges specified by law otherwise.

अतिरिक्त शर्तें संख्या

22

स्थाप पूर्य	इन्दराजी की शर्त संख्या
नोट.—यह शर्तें इस किरम के शर्तों के लिए की प्रयोग ही करनी हैं जो साधारण पुरतन संख्या 4 के किरम के खाने से लिखे जाते हैं।	मासों की मासिक और मरका और रजिस्ट्री की रकम और अन्य शुल्क और फायर इत्यादि वाजिब।
.....	न० इस्तामेज .....
.....	इस्तामेज की किस्म .....
.....	.....
.....	मूल्य .....
.....	रजिस्ट्री फीस .....
.....	फीस माल .....
.....	शर्तों की संख्या .....
.....	फीस अनुवाद .....
.....	फीस कमीशन .....

7. The Government of India shall pay all charges in respect of electric power light and water use on the said premises during the continuance of these presents.
8. The landlord shall execute necessary repairs unusually made to premises in that locality and as may be specified by the Government of India in a notice in writing within such times as may be mentioned therein and if the landlord fails to executive any repairs in pursuance of the notices, the government of India may cause the repairs specified in the notice to be executed at the expense of the landlord and the cost thereof may without prejudice to any other mode of recovery be deducted from the rent payable to the landlord.
9. The Government of India shall be released from paying any cost in respect of the whole or any such part of the said premises as might be rendered uninhabitable by fire, acts of God, riots or civil commotion, enemy action and /or other cause not within the control of the Government of India and in such cases the rent payable hereunder shall be accordingly apportioned or at its option the Government of India shall have power to terminate these presents forthwith without prejudice to its rights to remove its works, fittings, fixtures and machinery.
10. The Government of India shall not be liable for loss of profit or loss of goodwill arising from occupation of the said premises or for any amount of compensation in respect of the said premises other than the rent payable as aforesaid and the landlord shall made no claim in respect thereof.
11. The landlord agrees with the government of India that the latter paying the rent hereby reserved and observing and performing the conditions and stipulations herein contained on the government of India's part to be observed and performed shall peacefully held and enjoy the said premises during the said term and any renewal thereof without any interruption or disturbances from or by the landlord or any claiming by through or under him.
12. The Government of India shall be entitled to terminate the lease at any time giving to the landlord one-month previous notice in writing of its intention to do so.
13. Any notice to be made or given to the government of India under these presents or in connection with the said premises shall be considered as duly given if sent by the designated officer of the department of Posts on behalf of the Government of India and any notice to be given to the landlord shall be considered as duly given if sent by the Government of India through the post by registered letter addressed to landlord at his last known place abode. Any demand or notice sent by post in either case shall be assumed to have been delivered in the usual course of post.

  
 उप निदेशक  
 सूचना विभाग

14.  


पेश कर्ता  
[Signature]

पञ्चकशरनामा  
वसुधा का मन्वन्तु वी  
मज्जित को बनाइत एत-  
वनाया गया। जिसको पुन व समाकार सही मन्वीक निर  
रूप की वसुधा पाया स्वीकारा जा। कता मनि पर  
दिया जाना स्वीकार किया/वीर श्री जामती  
ने दिवनामा को प्राप्त करवा स्वीकार किया। वी-  
मज्जित को साक्ष्य के लिए दि- ने समाकार कि  
जिसके में स्वयं पराचत है। अतः उसका पद। चारनामा  
न संबोधित किया जात है।

प्राप्त कर्ता  
[Signature]  
महायुक्त प्रवीण डाक्टर  
रिजॉन पि ओ० उपमण्डल  
रिजॉन पि०ओ० 172107

[Signature]  
उप पंजिकायक  
सुरम, जिन्ना रिजॉन

जवाह नं 2  
[Signature]  
मिनाहत कर्ता  
[Signature]

प्रमाणित किया जाता है कि पेश कर्ता,  
प्राप्त कर्ता, जवाह नं वे मिनाहत कर्ता  
ने मन्वन्तु एस्ताशर किने।

[Signature]  
उप पंजिकायक  
सुरम, जिन्ना रिजॉन

जवाह नं 3  
मुफ्त सिंह  
जवाह नं 4  
मुफ्त सिंह

अतिरिक्त गृही संख्या 23

व्यक्त मूल्य	इन्दरजाओ को क्रम संख्या:
मूल्य	मामले की मासिक चोर चरक्य और रकित्ती की रकम और प्रत्येक शुक और प्राय ह्यवा ताजान।
मूल्य	नं० प्रस्तावेज
मूल्य	प्रस्तावेज की किस्त
मूल्य	मूल्य
मूल्य	रकित्ती फीस
मूल्य	फीस नकल
मूल्य	फाइलों की सख्या
मूल्य	फीस अन्वय
मूल्य	फीस कमीशन

*[Signature]*  
 उप परिशिष्टित  
 मूल्य विभा विभा-01

14. If the Government of India shall be desirous of taking a new lease of the said premises after the expiration of the term hereby granted, it will give a notice in writing to the landlord not less than three month before the expiration of the term hereby granted to the landlord. Thereupon if the landlord request for enhancement of the present rent, the Government shall review the rent in accordance with the departmental procedure ensuring that the enhancement in rent is fair and reasonable, if an agreement is reached regarding the proposed enhancement rent between the Government of India and the landlord, a fresh lease deed will be executed accordingly. However, if no such agreement is reached the Government of India will have the option of retaining the premises for further term of one year to commence from after the expiration of the term hereby granted at the same rent and subject to the same agreement and conditions as in this present agreement including the present covenant for renewal and so on from year to year without lease deed on the Government of India exercising such option and giving the notice as aforesaid.

15. Should any dispute of difference arise out concerning the subject matter of these presents or any covenant clause or thing herein contained or otherwise arising out this lease, the same shall be referred to an Arbitrator to be appointed by the Government of India and the decision of such arbitrator shall be conclusive and binding on the parties hereto. The provisions of the arbitrator Act 1940 or any statutory modifications thereof for the time being in force shall apply to such arbitration.

IN WITNESS where these presents have been executed by the landlord and the Government of India on the \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_ at \_\_\_\_\_  
 Supt. Post Offices  
 Government of India Postal Division  
 Rampur Buzark-172001

SCHEDULE "A" ABOVE REFERRED TO

Carpet/Covered plinth area 60-04-32 Sq. feet, open space 355 Sq. feet  
 Roof top 680 Sq. feet.

SIGNED BY THE NAMED THAKUR BHAGAT NEGI  
 (LANDLORD)

In the presence of:-  
 1. SH SANDHEW CHEEWANG  
 2. SH BHARAT CHAND

SIGNED FOR AND ON BEHALF OF THE PRESIDENT OF INDIA  
 DESIGNATION OF THE OFFICER OF THE DEPARTMENT

अधीशक हाकर  
 रामपुर डाक मण्डल  
 रामपुर बुझर-172001  
 Supt. Post Offices  
 Government of India Postal Division  
 Rampur Buzark-172001

In the presence of:-  
 1. SH BHUPINDER SINGH  
 2. SH ROOP SINGH

*[Signature]*  
*[Signature]*  
 Sandeep chiewang  
 Shyam Singh  
 Toh Moolay


विशान अंगुलिका के पत्र



विशान अंगुलिका के प्राप्त पत्र




प्रमाणित किया जाता है कि उपरोक्त अंगुलिकाओं  
के विशान केरें सामने लगाने हैं।

  
उप पुलिस अधीक्षक  
मुरग, जिला फिरोजपुर

पत्रा क्रमांक १००

वर्तिका..... दिनांक न०... I ... खण्ड... ४।  
के सफा... ४... पर सुधार न०... १.११... पर संजीवित  
कार प्रतिबंधित जवाब न०... १... खण्ड... ११६.  
२ सहा..... पर संशोधन की गई।  
२। १। ३।

  
उप पुलिस अधीक्षक  
मुरग, जिला फिरोजपुर