

AL क्रमांक B/ 1031 24-11-2011 20 NOV 2012



N (Nazul)

FORM 'H'

राजस्व प्रकरण क्रमांक 01 अ-4 वर्ष 2006-2007 आदेश दिनांक 20/7/2011

RENEWAL OF LEASE OF INTRA-MUNICIPAL NAZUL FOR BUILDING PURPOSES

Parties.

THIS INDENTURE made this 24/11/2011 day of ... between the Governor of the Madhya Pradesh (hereinafter called lessor) of the one part and ... (hereinafter called lessee) of the other part. हितकारिणी अनामा जयलपुर

Reference of previous lease.

WHEREAS by an indenture dated the ... day of ... the lessor demised to the lessee all that plot of land containing by admeasurement 109440 9/5 sq feet acres or thereabouts situate at सिविक सेक्टर within the municipal limits of that town in the district of जयलपुर ... which said plot of land is more particularly described in the schedule hereunder written and with the boundaries thereof is for greater clearness delineated on the plan hereto annexed and thereon coloured ... मास ... to hold the same for a term ending on 31-3-... the day of 1999 ... the said indenture containing a covenant by the lessor for a renewal of the demise on the expiry of the said term.

Demise.

AND WHEREAS the lessee has now requested the lessor to execute a new lease to him in accordance with the said covenant know all men by these presents that the lessor hereby demises to the lessee all the aforesaid land.

Term.

To hold the same for the term commencing from the date of this indenture and ending on the thirty-first day of March 2029 ... subject to the following conditions :-

Rent.

- (1) The lessee shall pay at the office of the Tahsildar—
 - (a) on or before the first day of June next the sum of Rs. ... NIL ... on account of arrears due to revision of rent; and
 - (b) the yearly rent of Rs. 41232-68 ... clear of all deductions on the first day of June each year, the first of such payments to be made on the first day of June next.

(2) The lessee shall from time to time and at all times during the said term pay and discharge all rates, taxes, charges and assessment of every description which are now or may at any time hereafter during the said term be assessed, charged for imposed upon the said land hereby demised or the buildings to be erected thereupon or upon the landlord or tenant in respect thereof.

(3) In the matter of erection, re-erection or alteration of any building on the said land the lessee shall be subject to the provisions of the law relating to municipalities and to the rules, bye-laws and orders lawfully made thereunder and for the time being in force.

(He shall also be bound to obtain the approval of the Collector to all plans of buildings, alteration or extensions).

Proper maintenance.

(4) The lessee shall during the said term keep the said land and the buildings erected thereon in a condition fit for habitation and use.

Trade business.

(5) (a) The lessee shall not without the previous permission of the Collector carry on or permit to be carried on, on the premises any trade, business or activity for the regulation of which provision has for the time being been made by or under the law relating to municipalities; provided that such permission shall not exempt the lessee from fulfilling any requirements under the said law to which he shall always remain subject.

(b) The lessee may carry on or permit to be carried on, on the premises, any trade, business or activity which has not been so regulated but he shall be bound to discontinue the same, if the lessor, on being satisfied on the complaint of the neighbours that it is a source of annoyance or offence to them, requires the lessee to do so within such time as may be fixed in the requisition.

Assignment.

(6) The lessee shall upon every assignment of the premises or any part thereof and within one calendar month thereafter deliver a notice of such assignment to the Collector setting forth the names and description of the parties to every such assignment and the particulars and effect thereof.



Principal Mitkarini Prashikshan

उपपंजीयक जयलपुर

Principal Mitkarini Prashikshan Mahila Mahavidyalaya Marhatol, Jabalpur

Quiet enjoyment.

(7) The lessor covenants that the lessee paying the rent hereby reserved and performing and observing the conditions herein contained shall peaceably hold and enjoy the said land during the said term without any lawful interruption or disturbance by the lessor or any person lawfully claiming under him :

Re-entry.

Provided that if the said rent or any part thereof shall at any time be in arrear and unpaid for one calendar month next after the date whereon the same shall have become due whether the same shall have been lawfully demanded or not. Also upon the breach or non-observance by the lessee of any of the said condition, the lessor may, notwithstanding the waiver of any previous cause of right of re-entry enter upon the said land and repossess it as if this demise had not been made, the lessee in such case being entitled within three calendar months from the date of such re-entry to remove all building and fixtures which at any time during the currency of the demise shall have been erected or affixed by him upon the said land.

Provided further that when any cause or right of re-entry arises under the foregoing provision it shall be lawful for the lessor, as the consideration for the non-exercise of the power of re-entry to receive from the lessee a sum of money not exceeding Rs. 500 as the Collector may fix, and, if the lessee fails to pay such sum within the time fixed by the Collector's order to recover the same as an arrear of land revenue or exercise the right of re-entry under the foregoing proviso.

Renewal.

(8) The lessor further covenants that it will at the end of the term hereby granted and so on from time to time thereafter, at the end of each successive further term of years, as shall be granted at the request and cost of the lessee, execute to him a renewed lease of the said land for the term of thirty years.

Provided that the rent may be enhanced for the grant of every renewed lease and that every renewed lease shall contain such of the conditions herein contained as shall be applicable and such other conditions as may be thought fit for the future :

Provided further that the decision of the lessor about the rent to be fixed and the conditions to be imposed at each successive renewal shall be final.

So also the lessee's successor-in-interest, whether by transfer or by inheritance, shall be bound to give a notice with similar particulars within a month after entering into possession.

Interpretation.

(9) It is agreed that the expression "the lessor" and "the lessee" herein used shall unless inconsistent with context, include in the case of the former his successor and assigns and in the case of the latter his heirs, executors, administrators, representatives and assigns.

THE SCHEDULE ABOVE REFERRED TO

Description of Property.

IN WITNESS WHEREOF the parties here to have set their hands the day and years written each case

सिविल स्टेट/सिटी ब्लॉक नं. 84-85 प्लॉट 75, 76 क्षेत्रफल 109440 वर्गफुट व्यावसायिक/निवासाय वार्षिक रेट 41232.68 रुपये

Witness :

- 1.
2.

तहसीलदार

खसोबखरी अनुभाग जबलपुर

- 1.
2.

नजूल अधिकारी
जबलपुर

Governor of the Madhya Pradesh.

Date

Signature of the lessee.

Date

President Hikalpur
JABALPUR

नोट.-म.प्र. शासन, राजस्व विभाग, मंत्रालय, भोपाल के प.क्र. एफ-6/75/सात/नजूल/भोपाल, दिनांक 4-5-2002 में अंकित समस्त शर्तों का पालन परदेदार द्वारा किया जावेगा. उक्त शर्तों परदे में उल्लेखित शर्तों का भाग होंगे.

Note.-The last of such dates shall be entered in this Indenture.

* Applicable only to Civil Station Plots.

GCPB-263-DCGCPB-12-6-09-50,000.



Handwritten signature and stamp of the President Hikalpur, Jabalpur.

Handwritten notes and signatures in the top right margin, including 'Principals' and 'Maha Mohan'.

20000 x 1 = 20000, 8 435924
 10000 x 4 = 40000 32, 83, 84
 5000 x 1 = 5000 4, 383603
 10000 x 2 = 20000 1-349 802, 803
 5000 x 1 = 5000 1017-391

10-8-11
 31/03/11

247501

Handwritten signature

Office in Charge
 A. K. Singh
 District Collector
 JALPAIGURI

उपरोक्त निम्नांकित/पातक/अभिकर्ता
 श्री लतीफ राव का
 गिराना गैर सजा सारणीय
 को किया गया।
 24-11-11
 ह. ए. के. वर्मा
 उप-पंजीयक
 जयलपुर-5 (त.पं.)

में की गई को
 व. ए. के. वर्मा
 उप-पंजीयक
 जयलपुर-5

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आज 24/11/11 तक
 को पुस्तक 364
 3287-34 पर क्रमांक 1031
 है। उप-पंजीयक
 ह. ए. के. वर्मा
 उप-पंजीयक

उपरोक्त अभिकर्ता का नाम एवं पद के साथ कि धनादेश
 को प्राप्त किया गया है।
 उपरोक्त अभिकर्ता का नाम एवं पद के साथ कि धनादेश
 को प्राप्त किया गया है।
 आज तारीख 24/11/11 का 20.....

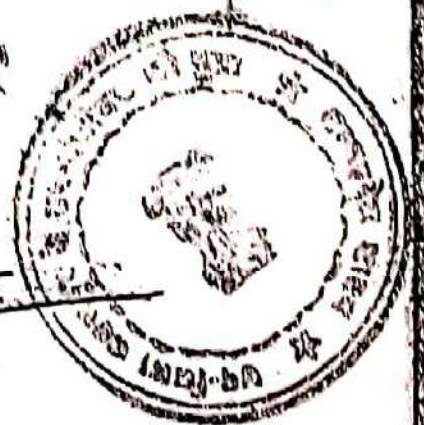
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 उप-पंजीयक
 जयलपुर

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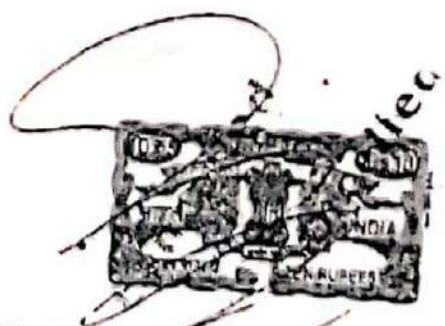
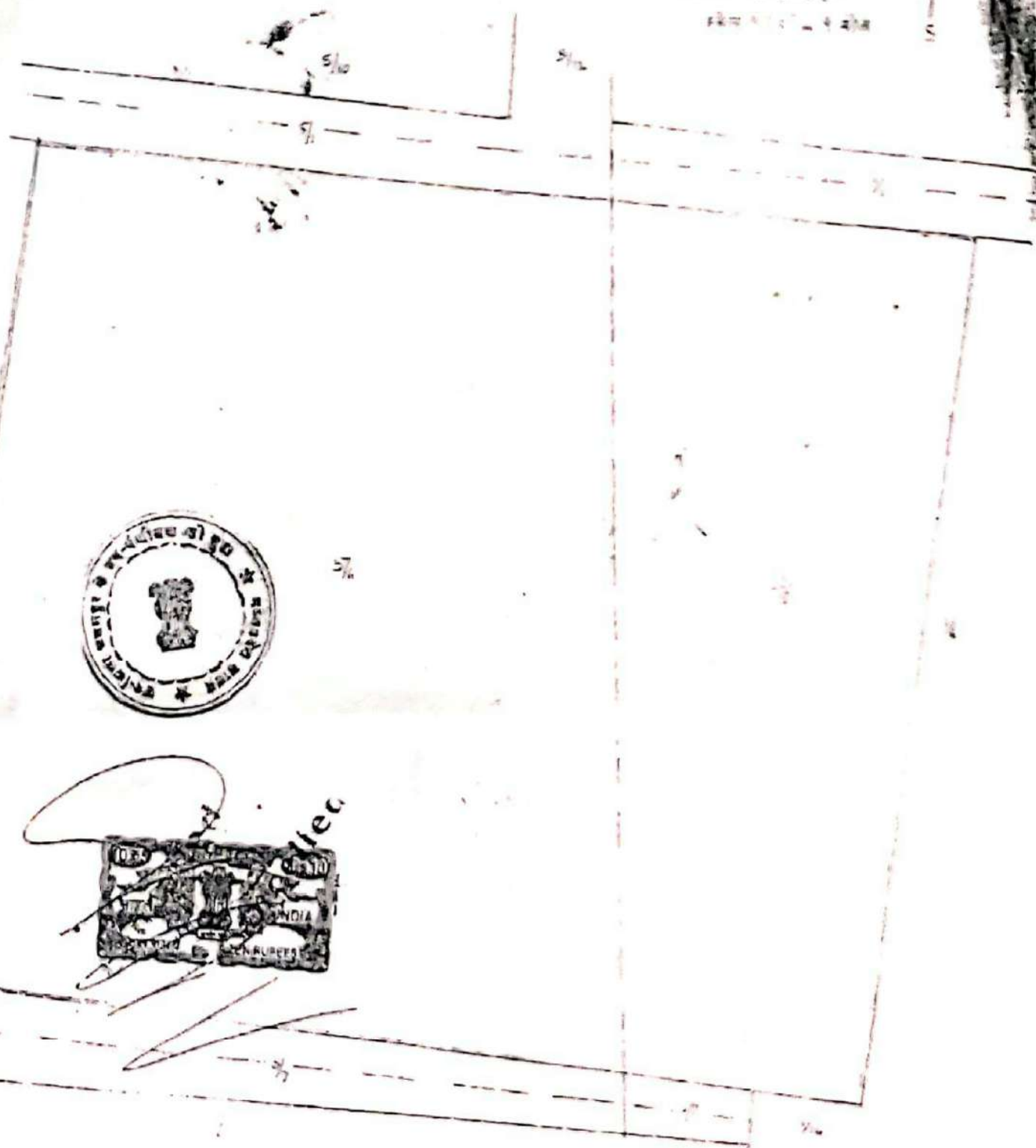
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Date 20/11/12



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तहसीलदार
शिवपुरी अनुदान विभाग

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उपपंचायक
जबलपुर

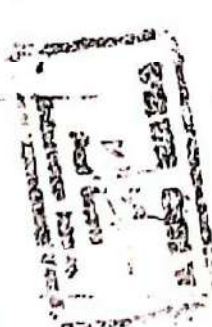
वज्रल अ
जबलपुर

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Principal
Bikarini Prashikshan
Mahila Mahavidyalaya
Marhatal, Jabalpur

[Signature]
Principal
Bikarini Prashikshan
Mahila Mahavidyalaya
Marhatal, Jabalpur

FORM-1
 MAHARASHTRA KASSIKA
 Maharashtra Khasra for the year 1992-93

(1) Name of Movable and Plot No.	(2) Total	Area		(5) Diversity tion of plot	(6) Name of Holder with father's name, caste and residence	(7) Revenue	(8) Date of copy of khasra	(9) Remarks	(10) Number of Khasra columns of copy of which is changed	(11) History as corrected	(12) Number of Khasra columns of copy of which is changed	(13) Errors as corrected	(14) Number of Khasra columns of copy of which is changed	(15) Errors as corrected
		(3) Total	(4) Free											
श्री. शंकर सोलास			Condi Houva	श्री. शंकर सोलास	श्री. शंकर सोलास									
ATTACHED														
NOTARY														



[Signature]
 Principal
 Maharini Prashikshan
 Mahila Mahavidyalaya
 Marhatul, Jabalpur

Principal
 Maharini Prashikshan
 Mahila Mahavidyalaya