DEPARTMENT OF POSTS::INDIA

Office of the Supdt. of Post Offices, Anantapur Division 515 00:

NO. D-41/IV/kdk Dated at Anantapur the 09.06.2011. |

Regd/AD 515 001

The Sub Registrar Anantapur 515004

Sub: Registration of lease deed in respect of Kandukur Post Office building- Reg

Sir,

٩,

I have directed Srl. N.Gopal Reddy, ASPOs, Anantapur West Sub division to represent on my behalf to attend to the registration of the lease deed relating to the post office building mentioned above. Kindly register the lease deed and return the same to him. He is also authorized to make such corrections as are required by you in the lease form. A spare lease form is enclosed for your record.

- 2. The registration and other charges will be borne by Sri. M.)braheem, Land lord of Kandukur P.O building.
- 3. If am exempted from personal appearance under sect 88{1} of registration act.

Yours faithfully

D.A: - As above

Supdt. Of Post Offices Anantapur Division Anantapur-515001.

Copy to:

Copy to: 
Regd. Sri N.Gopal Reddy, ASPOS, Anantapur West Subdivision for information and necessary action. The lease deed is sent herewith, which may please be handed over to the Sub-Registeria at the time of registration. A spare lease deed form is also enclosed which may please be handed over to the Sub-Registrator for his record. The lease deed after being registered may please be sent to this office immediately.

Regd./AD SriM.Ibraheem, Land lord of Kandukur P.O. building, S/O Sri.Kandukur. He will please attend to the registration of the lease deed.

Supdit-Of-Post-Offices Anantapur Division-515001

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## LEASE AGREEMENT

An agreement made this Std day of Town. Two thousand and the hetween M. I B. Alteren & Supper of Job's, Describer. (Herein after referred to as "THE LANDLORD" | I ANDI ADY which expression shall unless excluded by or repugnant to the content deemed to include his heirs, executors, their respective administrators 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 BY IT IS AGREED AND DECLARED  $\Delta S$  FOLLOWS

1. In consideration of the rent herein after reserved and of the other conditions herein contained, the landlord agrees to letout and the Government of India agree to take on lease the land hereditements and premises known as 18-88 1291 duling. The land with all buildings and erections, fixtures and fittings, standing and being thereon (Herein after called "THE SAID PREMISES" more particularly described in SCHLDULE-A).

- 2. The lease shall commence on the 1-6-20% day of 3/5-20% 200 and shall, subject to the terms hereof continue for a term of five years with an option to the Government of India to renew the lease for a further term as set out in clause 14 thereof.
- 3. The Government of India shall, subject to the terms thereof pay rent for the said premises at the pateon Rs. Lacon Rs. Laco
- 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 expitation of the term hereby created or any renewal thereof and subject to clause Z hereof vield up, the said premises including fixtures and fittings in as good as condition as received, fair wear and tear, damage by fire, acts of god, riots or other civil commotion, enemy action and or other causes not within the control of the Government of India, excepted PROVIDID INTAL THE GOVERNMENT OF INDIA shall not be responsible for any structural damage which may occur to the same during the term hereby created or any renewal thereof.

20.1... న సంగ్రామం స్ట్రామం 2.0 నేన 193.3. వ లా కు మెట్టింగ్రహనం.. 2.9 . నేన మగలు... 1751... గుండల మధ్య అనంతపురం మాతర జరీ రజస్తామ అధ్యమిక హైదాబిక్స్ రజ్మమైన వ్యవ్యమ 1905 లోని రాష్ట్ర 32-చి మం జనున రిలలి నముత్రించి మండి నేన 

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S/O M.C. Faknuddin Anadapun Address proof of the party varified with bearing its clisibil No.

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S/o B. Abdulla Saheb

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Sec. 88 of I.B. Act.

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- 5 The Government of India shall be entitled to use the said premises for any purposes whatsoever during the continuance of the tenancy.
- All raxes, municipal charges, surcharges etc.shall be paid by the landlord unless specified by law otherwise.
- 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 repair or repuirs usually made to premises in that locality and as may be specified by the Government of India in a notice in writing, within such time as maybe mentioned therein and if the landlord fails to execute any repairs in pursuance of the notice, 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 projudice to any other mode of recovery, be deducted from the rept payable to the landlord.
- 9. The Government of India shall be released from paying any rent in respect of the whole or any such part of the said premises as might be rendered uninhabirable by fire, acts of god, riots or other civil commotion, enemy action and or other causes not within the control of the Government of India and in such cases the rent payable here under shall be accordingly apportioned or at its option of the Government of India shall have power to terminate those 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 or profit or loss of goodwill arising from its 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 make no claim in respect thereof.
- 11. The landlord agrees with the Government of India that the latter paying 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 hold and enjoy the said premises during the said frem and any renewal thereof without any interruption or disturbance from or by the landlord or any person claiming by through or under him.

M. M. M.



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ENDORSEMENT

Gertified that the following amounts have been paid in

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2.	Transfer Duty						
1.	Registration Fea		105/				~/.
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12. The Government of India will be entitled to terminate the lease at any time by giving to the landlord one month's previous notice in writing of its intention to do so.

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 landlord through the post by registered letter addressed to 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 the landlord at his last known place of abode, Any demand or notice sent by post in either case shall be assumed to have been delivered in the usual course of post.

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 have a notice in writing to the landlord not less than 3 months before the expiration of the term hereby granted to the landlord. If the landlord requests for enhancement of the present rent, the Government shall review the rent in accordance with the Departmental procedure ensuring that the enhancement in roth is fair and reasonable. If the agreement is reached regarding the proposed enhancement between the Government of India and the landlord, afresh 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 a 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 convenient for renewal and so on from year to year without leasedeed on the Government of India exercising such option and giving the notice as aforesald.

option and giving the notice as aforesald.

15. Should any dispute or difference arised out or concerning the subject matter of these presents or any convenient clause on this herein contained or otherwise arising out of 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 nereto. The provisions of the arbitration Act, 1940 or any statutory modifications thereof for the time being in force shall apply to such arbitration.

IN WITNESS here of these presents have been executed by the landlord the Sir M. Thraheem. Land loss day Kandow to being a superty began for posts, Government of India for and on behalf of the President of India the day and year first above written.

Singly of Fest offices

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H. Muny

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PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32 A OF REGISTRATION ACT,  $1908\,$ Finger print in black ink (left photograph thumb)

(Black & White)

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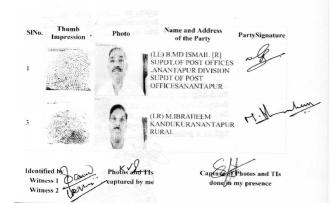
్త్ త్వక్షకము 2011.....సలగి జస్తినేపా నెఇంధేదికట్టి మొక్కము కాగితముల రంఖ్య.......5...... వరంనే సంఖ్య .......

## Photographs and FingerPrints As per Section 32A of Registration Act 1908

C.S.No./Year: 004055/2011 of SRO: 1221(ANANTAPUR(RURAL))
Presentant Name(Capacity): M IBRAHEEM(EX)

Report Date: 20/06/2011 12:37:01

This report prints the Photos and FPs taken on  $20 / 06 / 2011 \ 12:35:27$ 



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