प्रलेख का विवरण निर्देशन मुक्त उत्तर मुखावला योग शहद

8.30 रु. लिखा गया था।

समय

8.30 रु. लिखा गया था।

उन्होंने इस प्रलेख का शायद पुरूष मुखावला, ने शायद विवाह

प्रवर्तक के मायवन में पुरूष/मुखावला के प्रस्तुत किया।

8-11-89

प्रस्तुत प्रलेख के विषयाधिक के ए न प्राप्त मुख्य मुक्त/विवाह मुख्य मुक्त

18.30.30.05 - 00

1-10-89

पर हूँ हूँ स्थिरता दी व केवल विषयाधिक से अपने स्थिरता की शायद विवाह मुखावला के प्रस्तुत किया।

8-11-89
having satisfied

good is executed by Smt Grp P Mohana

in his official capacity.

attended to by

registrar.

Mahesh

8-11-89

Ish

8-11-89
This lease deed made on 3rd day of November 1989

between Agra Development Authority constituted under the Uttar Pradesh Urban Planning and Development Act, 1973 (hereinafter called the lessor) of the one part and the Food Corporation of India, a body incorporated under the Food Corporation Act, 1964 of Parliament, having its Head Office at 16-20 Barakamba Lane, Easturba Gandhi Marg, New Delhi and one of its Local Regional Office at 5-6 Habibullah Estate Hazrat Ganj, Lucknow and its District Office at 2/53, Rennagar colony, Civil lines, Agra.

[Signatures]

District Manager
Food Corporation of India
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[Photograph]
represented by the District Manager of its, Narain ni gam Agra Region Shri Shyam Sunder Lal, Manager (hereinafter called the lessee) of the other part. Whereas the lessor has agreed to demise the land hereinafter described to the lessee subject to the rights and restrictions and the several covenants and stipulations hereinafter expressed.

And whereas the area in which the said

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Sr. Regional Manager
Food Corp. of India
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land is situated is intended to be used as a Commercial complex and the said restrictions and covenants are intended to preserve the character of the said area for the benefit of other land floor spaces therein now held by the lessor transferred by it subject to similar restrictions and covenants.

Now this deed witnesses that in consideration

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Sr. Regional Manager

...... 4
of the premium amounting to ₹18,30,150-00
(Rupees Eighteen lac thirty thousand one hundred & fifty only) have been paid by the lessee on the 26th Nov. 1984 to the lessor (total receipt thereof the lessor hereby acknowledges) and in consideration of rent hereinafter reserved and of covenants on the party of the lessee hereinafter contained, the lessor hereby demises to the lessee.

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Sr. Regional Manager
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All that land with all the advantages and disabilities latent or otherwise bearing no. 60/4 situated in Commercial complex at old Central Jail site of the Agra Development Authority in the city of Agra containing by admeasurements 585.27 Sq.mtrs. which said land is more particularly described in the schedule hereeto and with the boundary thereof for greater clearness delineated on the
plan annexed to these presents and thereon
coloured RED and enclosed by letters A to H
To hold the said premises to the lessee
for the term of 80 (eighty) years from the
13-12-84 (Thirteenth December nineteen hundred eighty-four)
except and always reserving to the lessor:

(A) A right to lay watermains, drains, sewers
or electric wire, telephone wire under or over
the demise premises, if deemed necessary by the
lessor in developing the area.
(B) Full rights ad title to all mines and minerals in and under the demised land or any party thereof.

Renting therefore during the said term the yearly rent of Rs. 6,300/-(Rupees six thousand three hundred only) clear of all deductions for the first thirty years, the yearly rent of Rs. 9,450/-(Rupees nine thousand four hundred and fifty only) clear of all deductions for the second twenty five years and the yearly rent of Rs. 14,175/-(Rupees fourteen thousand one hundred seventy five only).
clear of all deductions for the third twenty
five years on the first day of April
in each year at the office of the lessor or
as otherwise directed and provided that if
any rent remains in arrears the lessor shall
have the option (besides other remedies
available under any law for the time being
in force or under section 40 of U.P. Urban
planning and Development Act, 1973) to

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recover the same with interest at sixteen percent per annum. And that the said land hereby demised and the buildings erected or to be erected on the demised land shall remain hypothecated for the payment of the yearly rent and they are hereby hypothecated by the lessee in favour of the lessor as a first charge thereon.

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Sr. Regional Manager
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Provided that in the event of the lessee taking any loan for the purpose mentioned in this deed from the U.P. Financial Corporation or the State Government or any other statutory body or other financing institution duly approved by the lessor on the security of the land hereby demised or the buildings erected thereon or both even then the first charge shall...
be of the lessor as aforesaid upon the condition of the second charge being of the lender. And also that during the said term it will be pay the yearly rent hereby reserved on the days and in the manner herein before appointed. And also lessee will bear, pay and discharge all rates, taxes,
charges and assessments of every
description which are now or may at any time
hereafter be assessed, charged, or imposed
upon the said land or the buildings to
be erected thereon which are or may
hereafter be payable by the lessee or the
tenant in respect thereof AND ALSO will
within 12 calendar months next after the
date of these presents at its own cost and

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Br. Regional Manager
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expenses and to the satisfaction of the lesor in good, substantial and workmanlike manner and of the shape, size, dimensions and in accordance with the layout design, setbacks and drawings, erect complete and finish on the first floor and within next 12 calendar months on the second floor together with all service facilities, subject to the completion of all floors within 48 (forty-eight)
months, a building fit for use on such part of the said demised land as are approved by prescribed architectural control imposed by lessee in terms of plinth levels, elevations, heights, circulation areas, horizontal erections, building materials and then finish on exposed surface, sign boards, general external lighting and development controls regarding the
constructions on various floors within the stipulated period as approved by the lessor which building will be complete with sewers, drains, water supply, stairs, electrifications and telephone services and other appurtenances according to the directions of the lessor and that the lessee shall produce to the lessor a certificate of an authorised officer
of the development authority to the

effect that the building has been

completed and only thereafter permission

shall be granted by the lessor to install electricity, water pipe or telephone

or to have sewer connection, and that

the building to be constructed on the

said land must conform to the plans

and drawings prescribed by the lessor

\[\text{District Manager} \]
\[\text{Food Corporation of India} \]
\[\text{AGRA} \]

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for such type of buildings and also
will not without the previous
consent in writing of the lessor
erect or suffer to be erected on
any part of the said demised land
any building other than and except
the building hereby covonented to be
erected and will not without such
consent as aforesaid make any

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alterations in the plan or elevation
of the said building or make any
sub-division of the said denised
land so as to construct more than
one building and in case of any
deception and after notice from
the lessor and the lessee neglects
to correct such deviation for a
space of one calendar month after

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[Handwritten Signature]

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the receipt of such notice, it shall be lawful for the lessor to correct the same and recover its costs and expenses from the lessee and the decision of the Vice-Chairman of the lessor as to the amount of the expenses shall be final and binding on the lessee. If the lessee fails to
finish construction within the stipulated time then it will be liable to pay to the lessor an amount equal to 25 per cent of the premium money in default of non-construction for the first year and an amount equal to 50 per cent of the premium money in default of non-construction for the second
year whereafter the lessor shall be entitled to determine the lease and to re-enter on the demised land and to dispose of in whatever manner it deems fit and the lessee will be bound to permit such allottees to use the stairs, lift, corridor etc. without any charge or tax or rent etc.,

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AND ALSO at all times repair, support and keep in good and substantial condition and repair the building and services both externally and internally and also walls, sewers, drains, rails, doors, stairs, fences and fixtures of or connected with the same

and will permit the lessor

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and its agents during the said term from time to time at all reasonable time of the day to enter into and upon and view the condition of the building and to give notice in writing to the lessee of any defects or want of repairs it, the lessee, will within three calendar months.
after such notice repair and
amend accordingly. The lessee
shall maintain and carry out
the development of all open land
around the said blocks but the
ownership of the same will vest in
the lessor and the lessee shall not
except carrying out the permitted
landscaping erect or build any

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constructions whatsoever and in case
the lessee makes any default in
maintaining or carrying out the
landscaping then the lessor
shall be entitled to carry out
and maintain the same at the cost
and expenses of the lessee. AND
ALSO that the lessee shall not
do any act in respect of the said

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