

11/10
24/10/18

STANDARD LEASE DEED FORM

THIS DEED OF GRANT made on the _____ day of _____ 197____ BETWEEN the Governor of Uttar Pradesh (hereinafter called 'the Grantor') of the one part AND Sri. हरि प्रताप son of म. ग. श. श. श. resident of बिजौली (hereinafter called 'the Grantee') of the other part;

WHEREAS at the request of the Grantee, the District Officer of बिजौली has agreed on behalf of the Grantor to grant the plots of land hereinafter described to the Grantee in the manner and upon the terms and conditions hereinafter appearing:

NOW THIS DEED EXECUTED UNDER THE GOVERNMENT GRANTS ACT, 1895, as amended from time to time in its application to Uttar Pradesh Witnesseth as follows:

1. In consideration of the covenants on the part of the Grantee hereinafter contained, the Governor hereby demises to the Grantee all that land situate in village बिजौली in tahsil बिजौली described in the Schedule hereto together with all surface rights, easements and appurtenances whatsoever belonging thereto TO HOLD the said land to the Grantee and his heirs from the _____ day of _____ 197____ subject to such conditions, restrictions and limitations as are imposed under this deed of grant.

2. The Grantee hereby covenants with the Grantor as follows:

(1) The Grantee shall use the land granted to him only for the purposes connected with agriculture, horticulture or animal husbandry including pisciculture and poultry farming, and for no other purpose whatsoever.

(2) The Grantee's rights in the land shall be heritable but the succession to such land shall be regulated according to the law governing *sirdari* rights in this respect.

(3) The Grantee shall not sublet, transfer or otherwise alienate the land granted to him except with the written permission of the Grantor. Any lease, transfer or alienation made in contravention of this condition shall be void.

(4) The Grantee shall pay the rent at double the rate payable by a Khaikar from time to time.

(5) The Grantee shall pay all taxes and cesses which may be imposed on the land from time to time.

(6) In the event of any rent payable hereunder, whether lawfully demanded or not, remaining in arrears for two months or in the event of the Grantee committing a breach of any covenant herein contained, the Grantor may, notwithstanding the waiver of any previous right or cause of re-entry, re-enter upon the land hereby demised and thereafter the whole of the demised land and any buildings or other structures thereon shall remain to the use of and be vested in the Grantor and this demise shall absolutely determine, and the Grantee shall not be entitled to any compensation for any improvements made or for buildings erected on the said land.

(7) Should the Government of Uttar Pradesh at any time require the demised land, or any part thereof for any public purpose or otherwise, the Grantor may determine the same in whole or part and may also take possession of the whole or part, as the case may be, and in such a case the Grantee shall be entitled to such compensation for improvements made as the District Officer may in his discretion assess.

(8) All trees standing on the demised land, fully described in the Schedule hereto, shall remain the property of the Grantor but the Grantee shall maintain the same to the satisfaction of the District Officer.

(9) All dues from the Grantee hereunder shall be recoverable from him as arrears of land revenue and such recoveries shall in no way relieve the Grantee from his liability to any other action that may be taken against him under the terms and conditions of this Grant.

3. It is hereby agreed that every dispute, difference or question touching or arising out of this deed or the subject-matter thereof shall be referred to the sole arbitration of any person nominated by the Commissioner 216/10/1/1/2 Division and the decision of such arbitrator shall be final and binding on the parties. The arbitrator may from time to time with the consent of the parties enlarge the time for making and publishing the award.

4. The stamp duty shall be borne by the State Government but the registration charges shall be borne by the Grantee.
IN WITNESS WHEREOF _____ for and on behalf of the Grantor AND the Grantee have signed this deed on the day and year first above written.

THE SCHEDULE HEREIN REFERRED TO

Khasra no. 2223 Area 9 1/2 नाकी 000 फुट
Village कुहवाली Patti नावाडी Tahsil नावाडी
District नावाडी
Particulars of trees on the land:—

Signed by _____
for and on behalf of the Grantor
Witness: 1. [Signature]
2. [Signature]
_____ the Grantee.
1. [Signature]
2. _____

[Signature]