

Home (1917) Department.
(Education)
Ordinary-SERIES.

G.O. No. 1301

DATED 19-10-17

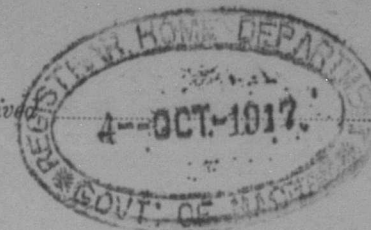
INDEXED

[Despatch Abstract.]

LEASE DEED --- Approving the draft --- submitted by the
officer in charge of the Department of Industries in respect of the
building hired for the accommodation of his office.

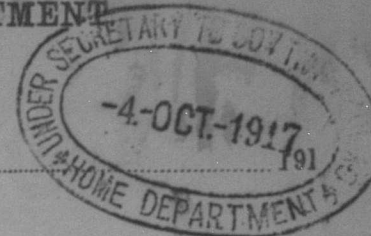
DEPARTMENT

Received



191

Registered



Subject.

Regarding the lease of the office building.

ENCLOSURES.

No.

(11)

No. R-19

Spare copies

Station M a d r a s., Dated the 2nd October 1917

From (Name) C.A. Innes, Esqr., I.C.S.,

(Designation) Director of Industries, Madras.

To The Secretary to the Government of Madras,
HOME (E d u c a t i o n) Department.

Sir,

I have the honour to report that the lease of my present office building which was sanctioned in G.O. No. 993 Home (Educational) dated 18th September 1916 expired on the 30th September. The owner has agreed to its further extension on the terms specified in the accompanying draft prepared by the Government Solicitor. I request that the draft lease may be approved and returned to me for execution.

I have the honour to be,

Sir,

Your most obedient servant,

Director of Industries.

M.N.

1-3 9/10-7
A G R E E M E N T entered into this day of 3
One thousand nine hundred and seventeen B e t w e e n KIZHAKEPALAT PARVATHI AMMA LADY SANKARAN NAIR residing at Inverarm in Simla hereinafter called "the Lessor" (which term shall be taken to include where the context admits the lessor his executors administrators legal representatives and assigns) of the one part and THE RIGHT HONOURABLE THE SECRETARY OF STATE FOR INDIA IN COUNCIL hereinafter called "the Lessee" (which term shall be taken to include where the context admits the lessee his successors and assigns) of the other part.

1. The Lessor hereby agrees to let and the lessee agrees to take ALL THAT piece or parcel of land with the dwelling house or bungalow and buildings and electric installation therein particularly mentioned and described in the schedule hereunder written and the appurtenances thereto belonging or usually held or enjoyed therewith for the term of one year from the day of One thousand nine hundred and seventeen and so on from year to year until the tenancy shall be determined by notice as hereinafter provided at the monthly rent of two hundred rupees such rent to be paid clear of all deductions except taxes rates assessments the cost of repairs and expenses that may be paid by or on behalf of the lessee in case of default on the part of the lessor as hereinafter provided.

2. The lessee agrees with the lessor:-

- (i) To pay the said rent on the seventh day of each and every succeeding month.
- (ii) To pay the water tax imposed on the premises by the Municipality and the amount due to the Madras Electric Supply Corporation for the electric current supplied to the lessee.
- (iii) To permit the lessor and his agents to enter at all times after twenty four hours notice in writing left on the said premises to view the state and condition of the said buildings.
- (iv) At the expiration of the said term to deliver up the said premises PROVIDED ALWAYS that if and whenever any part of

the said rent shall be in arrears for twenty one days whether legally demanded or not /or if and whenever there shall be any breach of any of the lessees agreements herein contained the lessor may enter upon any part of the said premises in the name of the whole and thereupon this agreement shall determine.

3. The lessor agrees with the lessee.

- (i) That the lessee paying the rent hereby reserved except as aforesaid and performing and observing the several agreements by the lessee herein contained may peacefully hold the said premises during the said term without any interruption by the lessor or any person claiming under him.
- (ii) To pay all existing and future rates taxes (except water tax) assessments and other outgoings of every description for the time being payable in respect of the said premises.
- (iii) To permit the lessee during the said term to erect such structures whether permanent or temporary as the Director of Industries may think fit.
- (iv) At the expiration of the said term to allow the lessee to remove all or any of such structures.
- (v) To well and sufficiently repair and keep in good and habitable state and condition at his own expense the said premises hereby demised and in particular subject as hereinafter provided at his own cost and expense to maintain an electric installation consisting of twenty one lamps and at least four Osiers electric fans all existing roads in the compound in good condition and repair and to trim all the hedges on any of the said lands to a uniform height to be approved by the Director of Industries from time to time or some person deputed by him and that not less than once a month.

4. PROVIDED ALWAYS and it is hereby expressly agreed and declared by and between the parties hereto that in case the lessor shall for one month make default after notice in writing given by the lessee or the Director of Industries in respect of the said repairs or the maintenance of the said electric installation or roads or the trimming of the hedges or in payment of any such taxes rates assessments or the cost of repairs aforesaid it shall be

lawful for the lessee or the Director of Industries as the case may be to execute such repairs and all other necessary work and deduct and retain the cost thereof or to pay all or any of such taxes rates assessments and deduct the expenses of such works or such payments as the case may be out of the amount of rent which shall then be or thereafter shall become payable under or by virtue of these presents AND PROVIDED further that either party may terminate the tenancy at the end of the first year or subsequently by giving to the other three months previous notice in writing on any one of the days hereinbefore fixed for the payment of rent.

IN WITNESS whereof the lessor and Norman Edward Marjoribanks the Collector of Madras by order and direction of His Excellency the Governor of Fort St. George in Council acting for and on behalf of lessee have hereunto set their respective hands the day and year first above written.

THE SCHEDULE ABOVE REFERRED TO.

ALL that piece or parcel of land with the Bungalow and outhouses thereon known as the South-eastern Corner of 44 ~~East~~ Poonamallee Road in the Registration Sub District of West Madras in the Registration District of Madras-Chingleput bounded on the North by the wall now being erected along the Southern bund of the tank in the compound of No.44 Poonamallee Road aforesaid on the East by Ritherdon Road on the South by Poonamallee Road and on the West by the wall separating the bungalow from the rest of the compound of 44 Poonamallee Road aforesaid which said land survey number 1/1 old survey number 1266 certificate number 2224 and contains 10½ grounds or thereabouts.

SIGNED by the abovenamed KIZHAKPAT)
PALAT PARVATHI AMMA in the presence of)

SIGNED by the abovenamed NORMAN EDWARD)
MARJORIBANKS in the presence of.....)

5
Dated 1917

K.P. Parvathi Amma

-TO-

The Right Honourable the Secretary of State for India in Council

LEASE of a portion of the premises known as No.44 Poonamallee Road

Henry Rightwell,
Government Solicitor,
Madras.

6
Home (25th) Dept

CN-3021A. From the Office in charge
of the Dept. of Ind. N. 1932-10.

Subject. Lease deed in respect
of the building hired for the
Office of the Office in charge of
the Department of Industries

The draft lease deed may
it is submitted, be approved.
The rent viz., Rs 200 a month, is
the same as that sanctioned
for the building last year in
G.O. N. 993 Home (25th), dated the
15th September 1916. The lease
is to be for a period of one year
from the beginning of this month
and so on ^{thereafter} ~~for one year~~
unless terminated at the end
of the first year or subsequently
by either party giving to the
other three months' previous
notice in writing. There is at
present no question of constructing
a ~~permanent~~ building for the
accommodation of the office
of the Director of Industries. The
above condition may therefore
be

p. 3 of cf.

p. 2 of cf.

7

be approved. A draft order is submitted for approval. It may be sent to the Finl Dept for acceptance.

SK

11.10.17.

SK
12/10/17



Finl no

Financial Dept

Submitted that the draft may be accepted in Finl. There is a full year's provision (Rs 2400) in the budget estimate for 1917-18, on account of the rent charges for the office of the Director of Industries.

as m 3021A-1
12/10/17

7534

V.R.
15.10.17
Recd 12-10-17
Page 21 of 22

Finl no 7534-7
18.10.17

15.10.17 18.10.17

SK (12)

15/10/17

18/10/17

191

READ ALSO:-
C. No. 3021A, From the ^{RAC} officer in charge, No. 19, dated the 2nd Oct 1917
of the Dept of Agriculture

No. 1301, dated 19-10-1917

mis

The Govt approve the draft lease deed submitted by the Officer in charge of the Department of Industries in respect of the building hired for the accommodation of his office. The deed is returned to him for execution.

8K-

Spatched with
cuckoo
11-10-17

20 The officer in charge
of the Dept. of Production
(with Draft there over)
(through rule)
S. S. (add) (Keep copy of the doc
to be sent)

When given for copying
When copied 1910
When examined 1910
When signed 1910

READ AGAIN G.O. No.
191

DATED

CURRENT No.

ENCLOSURE TO C. No.

ORDER OF GOVERNMENT

A A A A A A A

LETTER OF GOVERNMENT.

STATEMENT WITH DITO.

PAPERS NOT FILED UP, BEING MEANT FOR DESPATCH
IN ORIGINAL.

N.B.—

A = Copy in full.
B = Not to be copied.
P = Copy abstract only.
Q = Copy heading only.

Office in charge of the draft
The 2nd draft

1910

1910

The draft appears
The draft has been
submitted by the off
in charge of the draft
of character in respect
of the draft of the
for the examination
of his office. The
is returned to him for
examination

1910

1910

Office in charge of the draft
The 2nd draft