

purposes of maintenance, repairs etc. After these works have been completed as also prior to their execution the LESSEE shall be entitled to use the said space as open space for recreation and enjoyment. The LESSEE may also use it for storage purpose but without erecting any structure thereon.



4. That within four years from the date of registration of this Deed or within such further time as the LESSOR may allow in their discretion, the LESSEE shall complete the construction on the demised property of a building with all necessary boundary marks, drains and appurtenances for the purpose of residence including a septic tank, approved by the Authorized Officer of RAJDHANI UNNAYAN KARTRIPAKKHA.
5. That if the LESSEE fails to complete the building or such house and appurtenances within the period referred to in Clause 4, the Lease shall be liable to be terminated by the LESSOR and on such termination the LESSOR shall enter upon and the LESSEE shall surrender the demised property to the LESSOR forthwith and the LESSOR shall refund to the LESSEE the actual amount paid by him on account of premium excluding interest if any paid and the right, title and possession of the demised property shall be deemed to have automatically vested with the LESSOR who shall have right to enter upon the demised property removing any obstruction that may be found and may use or deal with the demised property as may appear to the LESSOR to be expedient but the LESSEE shall nevertheless be liable to pay rent at the stipulated rate for the period of the lease up to the date of determination of this lease, part of the year being counted as a full year for the purpose of the payment of such rent and service charges.
6. That the said house and appurtenances shall be constructed in accordance with such plans, elevations and specifications as shall be approved in writing by the LESSOR or by any Officer duly authorized by the LESSOR but such approval in no way absolves the LESSEE from the responsibility of complying with all rules, regulations and by-laws as are in force for the time being and as may be made from time to time by the LESSOR or by any other Local Authority having Jurisdiction over the area regarding the regulation, construction, control etc, of buildings. The LESSEE will have no right to object to any change of plan or any construction according to duly approved plan in any area beyond the demised property.
7. That the LESSEE shall not without the previous consent of the LESSOR in writing, erect or suffer to be erected on any part of the demised property any building other than and except the dwelling house and appurtenances hereby covenanted to be erected.
8. That the LESSEE shall not without the consent as aforesaid carry on or permit to be carried on in or upon the demised property any trade or business whatsoever, or use or permit the same to be used for any purpose other than that of a residential house provided that the LESSOR may be an order in writing permit carrying on of any trade or business on any premises which in its Option is not likely to cause any disturbance or annoyance to the occupants of adjacent property and disturb the residential, character of the locality.

