

11. That the LESSEE shall permit every authorized officer and every inspector of the LESSOR after at all reasonable times to enter into or upon and view, inspect and examine the demised Apartment/Flat.

Provided that in the event of the LESSEE willfully and unreasonably obstructing such entry he shall be liable to penalty of Tk. 50/= (Taka Fifty) only for the first obstruction, Tk. 100/= (Taka one hundred) only for the second obstruction and Tk. 200/= (Taka Two hundred) only for each subsequent obstruction and that the penalty imposed under this clause shall be recovered from the LESSEE as a Public Demand under the Public Demands Recovery Act. 1913.

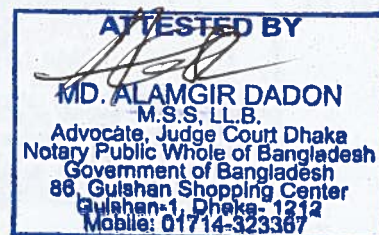
12. That the LESSEE shall not do or permit anything to be done on the demised Apartment/Flat or in any building etc. thereon which may in way be a nuisance or be inconvenient to the LESSOR or the other LESSEE or persons in the neighborhood or the locality.

13. That the cost of additional amenities which are not included in the present development scheme such as sewerage, drainage and the widening of internal roads now provided shall be receivable from the LESSEE as a Public Demand provided that the charges on account thereof shall not exceed the cost of such construction as may be assessed by the LESSEE in the light of prevailing prices of materials and labour used for construction.

14. That the LESSEE shall not sell, charge, mortgage exchange, gift away or otherwise assign sublet, transfer, encumber or in any way part with or dispose of the demised Apartment or any part thereof except as provided in Clause 15 hereinafter.

15. That subject to provision of Clause No-14 of these presents the LESSEE may, after full payment or the total premium has been made and Standard Lease Deed Registered the Apartment/Flat has been made transfer the whole or the demised Apartment/Flat but not part of it, on giving clear 30(thirty) days notice in writing to the LESSOR and obtaining the prior permission of the LESSOR in writing and on prior payment to the LESSOR of transfer fee(s) which shall constitute a prior charge on the demised Apartment/Flat and which for all transfer taking place before the Thirty First day of December, 200.....shall be at the rate of Tk.....per bigha of the demised land and shall be at the rate of Tk.....per sft of the demised Apartment/Flat for transfer taking place thereafter the transfer fee shall be at the rate to be fixed from time to by the LESSOR.

Provided (1) that in cases or gift to husband, wife, children, grand-children father of mother, as the case may be no transfer fee shall be payable and such transfer may be made after Registration of Lease Deed and after giving clear 30(Thirty) days notice to be LESSOR and obtaining prior permission of the LESSOR in wringing. If at anytime more than one person acquire the demised Apartment/Flat by way of succession of transfer all of them shall enjoy demised premises as their undivided joint property maintaining the indivisible character of the Land or Flat and none of the



10 JAN 2019