

(ii) That the LESSEE paying the rent and service charges hereby reserves and faithfully observing and performing the several covenants and stipulations herein contained shall peaceably hold and enjoy the demised apartment during the currency of this Indenture without interruption by the LESSOR.

(iii) That the LESSOR, its surveyors, agents, workmen and any other person authorized in writing by the LESSOR shall, on giving verbal notice to the occupier, have full liberty and right at all reasonable times to enter into or upon the demised apartment or any part thereof for the purpose of repairing any adjoining premises and or service mains, cables, drains etc. as and when occasion shall arise and they shall have free passage for running of all gas, electricity water mains to and from any other buildings or land of the area across the demised apartment make on to be made with the consent of the LESSOR who or such persons as aforesaid making any such entry, shall cause as little damage as may be to the demised apartment. But if any substantial damage be caused thereby the LESSOR shall make good the loss and decision of the chairman, Rajdhani Unnayan Kartripakkha on that matter shall be final and binding upon the Parties.



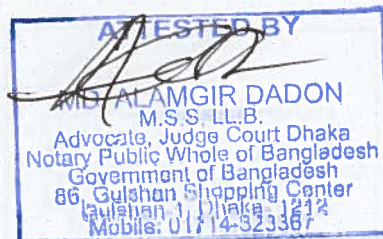
22. It is hereby further mutually agreed and settled between the parties as follows:

(i) The LESSOR reserves the right to revise the service charges and any other fees of the demised apartment/Flat after a period of 5 (five) years from the date of commencement of the lease and to determine the service charges payable the LESSEE from time to time. The decision of the LESSOR as to what is the fair service charge shall be final and binding upon the parties.

(ii) In the event to this lease Expiring by efflux of time and not by determination as aforesaid by the LESSOR.

(a) If the LESSEE be desirous of renewing his lease the LESSOR may at the cost of the LESSEE do so for such further period and on such terms, convenient as they then determine; and

(b) If the LESSEE be not desirous of renewing the lease, he shall be at liberty to enter into or upon the demised property and remove all such decoration done by him within a period not exceeding 3(Three) months from the expiry of this lease or such further time as the LESSOR may grant, on payment in advance of the rent for such period part of a month being always counted as a full month. Any thing not removed within the said period or any extension thereof, if any shall vest in and be the absolute property of the LESSOR free from all claims whatsoever from the LESSEE or any body and the LESSOR may remove the same and recover the cost of doing so from the LESSEE as public Demand Recovery Act. 1913.



10 JAN 2019