

(iii) In the event of the LESSEE failing to quit or give up peaceable possession of the whole of the demised property in clean and good condition on the determination of this lease under the terms of these presents or within such further time as may be allowed to the LESSEE, the LESSOR may forthwith re-enter into or upon the demised apartment and summarily eject the LESSEE or any other person or persons thereon without intervention of any court of law and may retain every thing found on the demised Apartment/Flat as its absolute property free from all claims and encumbrances whatsoever from any body, including the LESSEE and or sell free from such claims and encumbrances whatsoever all or any of goods or things found upon the demised apartment. The LESSOR may further have the demised apartment put into clean and good order and condition and all such cost be recovered from out of the said sale proceeds and or from the LESSEE.



23. The LESSOR shall have the first lien on all goods and things including all in the Demised Apartment/Flat which the LESSEE may sell or dispose of at his option and utilize the sale proceeds thereof for liquidating of debt or any dues of the LESSEE to the LESSOR.

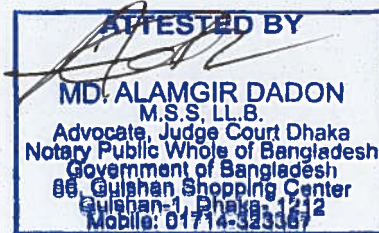
24. (i) The LESSEE shall register with the LESSOR any change of his address within 30(Thirty) days of such changes.

(ii) Any notice required to be served hereunder shall be deemed to have been sufficiently served on the lessee if forwarded to him by registered post at his/her addresses registered with LESSOR. A notice sent by post shall be deemed to be given at the time when in due course of post it would be delivered at the address to which it is sent.

25. That all money payable by and/or realizable from the LESSEE by the LESSOR under this Indenture shall be recoverable as Public Demand or otherwise and realizable as such under the Public Demands Recovery Act, 1913 or otherwise.

26. That for the purpose of effective management and maintenances of apartment building the Lessee jointly with the other Lessees shall constitute and form a 'flat owners association co-operative society' under the co-operative society Act, 1940. All the Lessees shall compulsorily become member of the said society. The owners of co-operative society so formed and constitute shall be interested with the duty and management and maintenance of the Apartment Building. All the facilities and services shall be managed by the said society. The cost involved for management and maintained of the apartment building shall be borne by the said society.

27. That if there be any dispute as to the terms or conditions or as to the reasonableness or property or any cost of anything contemplated to be done or decided by the LESSOR, the decision of the Chairman of the Rajdhani Unnayan Karttripakkha,



10 JAN 2019