

And in consideration of Rs. paid in lump sum, on account of one time lease rent which is 10% of the premium of flat/house charged by the lessee, to the lessor, and the lessor doth their by demise and lease to the lessee, of flat no. blocksector allotted by Greater Noida Industrial Development Authority.

On the North by _____
On the South by _____
On the East by _____
On the West by _____

TO HOLD the said flat/house of land (hereinafter referred to as the demised premises with their appurtenances in to the Lessee, the term of 90 (Ninety) years commencing form except and always reseving to the Lessor.

- a) A right to lay water drains, sewers or electric wires under or above the demised premises, if deemed necessary, by the Lessor in developing the area.
 - b) Full rights to all mines, minerals, coal, washing gold, earth oils and quarries in or under the demised premises and full rights and power at any to do all acts and things which may be necessary and expedient for the purpose of searching for working and obtaining removing and enjoying the same without providing or leaving any support vertical for the surface of the residential plot or for any building for the time being standing thereon provided always that the Lessor shall make reasonable compensation to the lessee for all the damages directly occasioned by the exercise of such rights. To decide the amount of reasonable compensation. the decision of the Chief Executive Officer shall be final and unquestionable.
2. The Lessor doth further hereby transfer absolutely the superstructures of the buildings standing on the demised premises to the Lessee to hold the same absolutely but subject to the conditions hereinafter mentioned.
 3. **AND the Lessee doth hereby declare and covenant with the Lessor in the following manner:**
 1. That the Lessee will bear, pay and discharge, all rate taxes, charged and assessments of every description which may during the said term be assessed, charged or imposed upon either the landlord or the tenant or the occupier in respect of the demised premises.
 2. That the Lessee will obey and submit to all regulations made and directions issued by the Lessor now existing or hereafter to exit so far as the same are incidental to the possession of immovable property or so far as they affect the health safety or convenience of the other inhabitants of the place.