

premises within two months from the date of determination or the lease within such further time as may be granted thereof by the Lessor failing which the same claim any compensation in respect thereof. In case the whole of the said price and premium has not been paid, the said superstructures with all material thereof will on determination of the lease vest in the Lessor and this deed alongwith transfer of the said superstructures will be void and the Lessee will have no right to the same whatsoever.

If the Lessee is found to have obtained allotment of the demised premises by furnishing incorrect information in the application form, or by any misrepresentation or misstatement or fraud, the Lessor shall without prejudice to any other right or remedy available to it under the law for the time being force, have the right to cancel such allotment and take over possession of the demised premises and in the event of such allotment being cancelled the entire amount deposited by the Lessee shall stand forfeited.

- c) The stamp duty, registration charges and other legal expenses on this deed shall be borne by the Lessee.
- d) All notices, orders and other documents required under the terms of this deed for under the Uttar Pradesh Industrial Area Development Act, 1976 (U.P. Act 6 of 1976) or any rules or regulations made or directions issued thereunder shall be deemed to be duly served if they are served in accordance with the provisions of Sections 43 of the Uttar Pradesh Urban Planning and Development Act, 1974 (U.P. Act 30 of 1974).
- e) All powers exercised by the Lessor under this deed may be exercised by such officer who has been empowered by the Lessor on this behalf from time to time.

The expression Chief Executive Officer shall include the Chief Executive Officer from the time being or any other officer who is entrusted by the Lessor with the functions and powers of the Chief Executive Officer. Any relaxation, concession or indulgence granted by the Lessor to the Lessee shall not in any way prejudice the legal rights of the Lessor.

- f) The date of execution of lease deed registration shall be deemed as date of possession. The lease shall have to take possession letter on the same day.
- g) If the Lessee does not abide by the terms and conditions and the building regulations or any other rules framed by the Lessor, Possession of the demised premises may be taken over by the Lessor, and the Lessee in such an event will not be entitled to claim any compensation in respect thereof.
- h) All arrears payable to lessor shall be recoverable as arrears of land revenue.