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of these present (the receipt of which the Authority doth hereby demise by way of lease unto the lessee the said land being a part of the Authority's estate and shown on the plan appended here to and thereon bounded in red TO HAVE AND TO HOLD the said land for a term of ninety nine years commencing from the date of taking over the possession of the said land i.e. 01/01/1976 (hereinafter referred to as "the commencement date") subject to the terms and conditions hereinafter mentioned yielding and paying therefore during the remainder term sum of Rs. 1/ (Rupees One Only) per annum as lease rent without any deduction to be paid in advance every year on or before the 5th day from the date on which the yearly term beings every year at the office of the Authority or such other place as the Authority may from time to time specify in this behalf and intimate to the lessee:

2. The Lessee doth hereby covenant with the Authority in the following manner;
 - a. To pay as aforesaid the lease rent of Rs. 1/ (Rupees One Only) in advance every year on or before the 5th day of the commencement of each year for which he same is payable in the manner aforesaid without any deduction of abatement whatsoever.
 - b. To pay interest on such amount of lease rent or any part thereof or any other dues to be paid by the lessee of the Authority whether formally demanded or not as shall remain unpaid for thirty days after the date on which the said amount or dues has or have become payable aforesaid at the rate of 13.5% percent per annum until the whole such amount of dues has or have been paid.
 - c. To peacefully vacate the said land on the expiry of the term of the lease hereby agreed to be granted or of the extended term of years determination of the lease as the case may be and over the premises of the same to the Authority in its then existing conditions.
 - d. To use the said land only for the bonafide purpose of constructing maintaining and locating a building for a bonafide use and occupation as a residence and for the purposes necessary and incidental there to and not to use the said land for any purpose not specified permitted by the Authority. The question whether any purpose is necessary and incidental to the main bonafied purpose aforesaid or whether any purpose is not specifically permitted by the Authority shall be referred to the Chief Executive Officer of the Authority and the decision of the Chief Executive Officer on the question shall be final.
 - e. To abide by all rules and regulations of the Government Municipal Corporation of Greater Bombay or of the Authority in so far as they relate to the said land and in regard to the construction of the building and maintenance thereof.
 - f. To abide by and be bound by the provisions of the said Act and the rules and regulations made by or under the said Act or under and other law for the time being in force so far as they relate to the said land and in regard so the construction of the building and maintenance thereof.

TULIP CO-OP. HSG. SOCIETY LTD.

Chairman Secretary Treasurer

