Shreeji Developers
Builders & Developers
Office : 71/706 & 707, Suryadarshan Hsg. Society, Opp. Panchsheel Residency Bldg., Off. Link Road, Mahavir Nagar, Kandivali (W), Mumbai - 400 067. Phone : 2867 3940 Email : shreejioffice7179@gmail.com

3) **Rent** :- we will provide rent as mentioned below.

Area	Rent per month	Period	Brokerage
370 sq.ft	Rs. 19000/-	30	3
570 sq.ft	Rs. 28000/-	30	3

We will provide 6 month rent in advance with one month brokerage cheque and rest of Rent will be deposited in the members account by way of ECS on monthly basis.

There is 10% increase in rent on completion every year and process of making payment of the rent and brokerage will remain same for entire period.

4) **Administrative Charges** :- We will give some of Rs. 25,00,000/- towards a administrative charges to the society.

5) **Bank Guarantee** :- As we will register the project under RERA Provisions in order to safe guard the interest of project & to maintain a separate account for project wherein 70% of the amount received by the developer will be kept in an Escrow Account of the said Project other than that We will offer you Bank Guarantee sum of Rs. 5 cr .

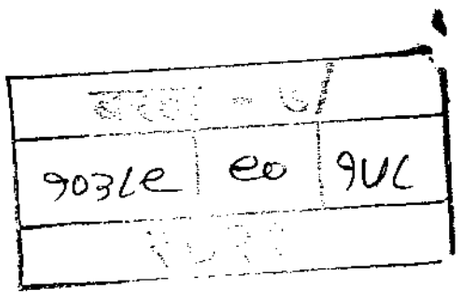
2 BHK Flat having flat no. 3202 having 734 sq.ft RERA Carpet at Shreeji Atlantis Cts no. 216, Village valnai, Taluka Borivali At gautam buddha marg, Orlem, Malad (W), Mumbai. 67 which cost around 1.55 Cr

2 BHK Flat no. 3203 having 769 sq.ft RERA Carpet which cost around 1.65 Cr

1 Commercial premises having shop no. 6 in Shreeji Atlantis CTS no. 216, of village valinai, taluka Borivali, Gautam buddha marg, opp. orlem church, malad (W), Mumbai. 67 having 335 sq.ft RERA Carpet around 1.75 cr

All Above mention properties will be mortgaged with society in the lieu of Bank Guarantee and security purpose which will be release as the construction work in progress. if we fail to construction the members portion of area then the society can sell that flat in open market and complete the project.


THE SEAL OF THE SUB REGISTRAR BORIVALI-7
MUMBAI SUBURBAN DIST. (MAHARASHTRA)



Shreeji Developers

Builders & Developers

Office : 71/706 & 707, Suryadarshan Hsg. Society, Opp. Panchsheel Residency Bldg., Off. Link Road, Mahavir Nagar, Kandivali (W), Mumbai - 400 067. Phone : 2867 3940 Email : shreejioffice7179@gmail.com

6) **Sinking Fund** :- whatever the sinking fund society having in the society at the time of vacating from society we will make sure that we will collect the same amount from the new buyers and handover to the society before giving possession to the new buyers.

7) **Project time line** :- Project time line chart attached here with

8) **Discount Rate**:-We will give 10% discount on our selling rate to all the existing members who are interested to purchase extra area from the developer we can give maximum 110 sq.ft of carpet area to individual member at discount rate. (as per the current market we are assuming the sum of Rs. 20000/- as a booking rat after discount the landing cost will be som where around 18000/- per sq.ft on RERA carpet area)

9) **Construction Quality** :- With good structure design we will full fill the all infrastructure facility and adopt latest construction techniques to assure the best quality of construction which will fulfill your needs.

10) **Amenities** :- We will provide you all the latest amenities which will match your comfort and running in the current market trend the list of amenities is attached herewith.

Note :- 1) Above mentioned offer will be on assumption of that the society will allow for the commercial premises.

Thanking you

For M/S. Shreeji Developers

Authorized Signatory

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THE SEAL OF THE SUB REGISTRAR BORIVALI-7
NURSAN SUCCESSOR DIST THANE

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ANNEXURE I

Extra Area Purchase List And Floor Rise										
Sr. no	Flat No	Name of Tenants	Carpet Area	35% Extra	Total Area	Additional Area	Total	110 sq.ft @ Rs. 18000-	Rs. 60 per floor	Total
1	206	Mr. Ajit vasant Ghadi Mrs. Archana A. Ghadi	370	130	500	72	572	1296000	68640	1364640
2	309	Mr. Pradeep R. Menon	570	200	770	100	870	1800000	365400	2165400
3	310	Mr.Sandeep R. Menon	370	130	500	151	651	2718000		2718000
4	311	Mr.Deepak N. Ramwani	570				770		138600	138600
5	312	Mr. Vijay Shankar Kirdat Mrs. Suvidha Vijay Kirdat	570	200	770	3	773	54000	371040	425040
6	415	Mr.Jitendra W. Chavan	570	200	770	68	838	1224000		1224000
7	518	Mrs. Priyadarshini S. Yadav Mr. Shyamsunder M. Yadav	370	130	500	210	710	3780000		3780000
8	520	Mr. Amol Prafulla Shinde Mrs. Smruti Amol Shinde	570	200	770				184800	184800
9	621	Mr. Manabendra Nath Saha	570	200	770	119	889	2249100		2249100

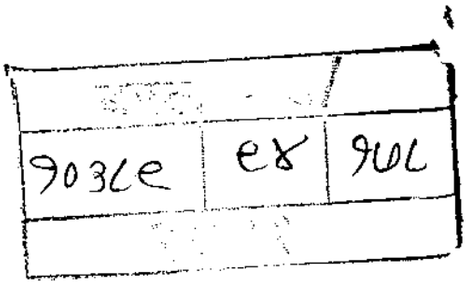
STAMPS

SUB REGISTRAR BORIVALI-7

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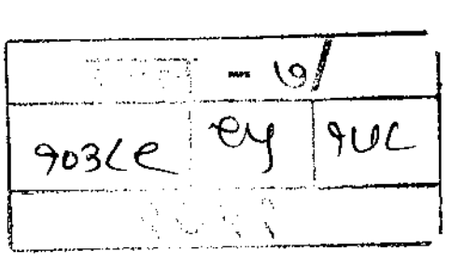

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Annexure J

Payment Schedule	
Work Completion	Percentage
IOD	10.00%
Obtaining CC	10.00%
On Completion of Plinth	20.00%
On or Completion of 1st Slab	2.00%
On or Completion of 2nd Slab	2.00%
On or Completion of 3rd Slab	2.00%
On or Completion of 4th Slab	2.00%
On or Completion of 5th Slab	2.00%
On or Completion of 6th Slab	2.00%
On or Completion of 7th Slab	2.00%
On or Completion of 8th Slab	2.00%
On or Completion of 9th Slab	2.00%
On or Completion of 10th Slab	2.00%
On or Completion of 11th Slab	2.00%
On or Completion of 12th Slab	2.00%
On or Completion of 13th Slab	2.00%
On or Completion of 14th Slab	2.00%
On or Completion of 15th Slab	2.00%
On or Completion of 16th Slab	2.00%
On or Completion of 17th Slab	2.00%
On or Completion of 18th Slab	2.00%
On or Completion of 19th Slab	2.00%
On or Completion of 20th Slab	2.00%
On or Completion of 21st Slab	1.00%
On or Completion of 22nd Slab	1.00%
On or Completion of walls, internal plaster, floorings, doors and windows of the said Flat.	3.00%
On completion of Sanitary fittings of the said flat	5.00%
On completion of external plaster work	5.00%
Balance amount at the time of handing over possession of the apartment	5.00%
Total	**100%**

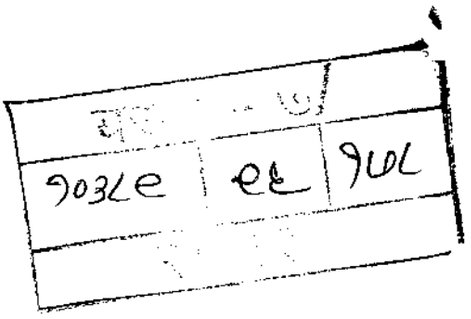











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MUNICIPAL CORPORATION OF GREATER MUMBAI

NO. Ch.E./DP34202111111357897 D.P. Rev. dt. Refer Inward Number: R/S/2021/111357899 Payment Dated 26/11/2021

Office of the Chief Engineer (Development Plan)
Municipal Head Office, 5th Floor,
Annex Building, Fort,
Mumbai - 400 001

To,

Mr./Mrs. Ayushree Amin Rajpurkar
Malad

Sub: Development Plan 2034 remarks in respect to Land Bearing C.T.S. No(s) 1C/2/77 of KANDIVALI Village situated in R/S Ward, Mumbai.

Ref : Application u/no. R/S/2021/111357899 Payment Challan No. DP34202111111357897 Dated 26/11/2021 certifying payment of charges made under Receipt no. 18200004793 Dated 26/11/2021

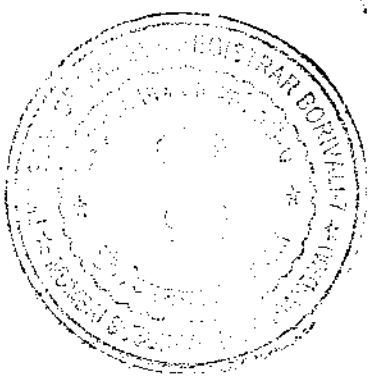
Gentleman/Madam,

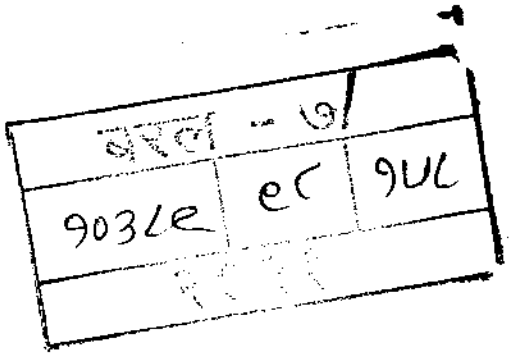
With reference to above, Development Plan 2034 remarks sanctioned by GoM in respect of subject land boundaries, shown in blue color boundary on the accompanied plan, are as follows.

Description	Nomenclature	Remarks
CTS No.	1C/2/77	
Village	KANDIVALI	
Development Plan 2034 referred to Ward	R/S	
Zone [as shown on plan]	Residential(R)	
Sanctioned roads affecting the Land [as shown on plan]	Existing Road	Present
	Proposed Road	NIL
	Proposed Road Widening	NIL
Reservation affecting the Land [as shown on plan]	NO	
Reservation abutting the Land [as shown on plan]	NO	
Existing amenities affecting the Land [as shown on plan]	NO	
Existing amenities abutting the Land [as shown on plan]	NO	
Whether a listed Heritage building/ site:	~~Yes~~ / No	
Whether situated in a Heritage Precinct:	~~Yes~~ / No	
Whether situated in the buffer zone/Vista of a listed heritage site:	~~Yes~~ / No	
Whether a listed archaeological site (ASI):	~~Yes~~ / No	
Whether situated in the buffer zone/Vista of a listed archaeological site (ASI):	~~Yes~~ / No	

Note:

The remarks are offered based on the records of CS/CTS boundaries/CS/CTS Nos available with this office. However the boundaries shown in the records of City Survey Office shall supersede those shown on the DP Remarks Plan.




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Demarcation: The Alignment of the proposed road/R.L. and boundaries of reservations and their area are subject to the actual demarcation on site by E.E.T&C./A.E.(Survey) as case may be.

-Remarks are offered only from the zoning point of view without reference to ownership and without carrying out actual site inspection and without verification of the status of the structures if any on the land under reference. Status of the existing road, if any, shall be confirmeed from the concerned Ward Office.

*The DP Remarks and Plan shall be read with notification no. TPB.4317/629/CR-118/2017/UD-11 dt. 8.11.2017, TPB.4317/778/CR-267/2017/UD-11 dt. 7.2.2018, TPB.4317/629/CR-118/2017/DP/UD-11 dt 8.5.2018 & TPB.4317/629/CR-118/2017/EP/UD-11 dt.8.5.2018 before granting any development permission on the land/s. (For the Sanctioned Modification & Excluded Portion the link for notification is as under:-

Notifications:

MCGM Home Page (portal.mcgm.gov.in)> Ward & Departments> Chief Engineer - Development Plan>Docs> Sanctioned DP2034

Plans:

EP Sheets:- MCGM Home Page (portal.mcgm.gov.in)> Ward & Departments> Chief Engineer - Development Plan>Docs> Sanctioned DP2034> Development Plan 2034 (Excluded Part) EP Sheets, 8th May 2018 - For Suggestions / objections by Government

SM Sheets:- MCGM Home Page (portal.mcgm.gov.in)> Ward & Departments> Chief Engineer - Development Plan>Docs> Sanctioned DP2034> Development Plan 2034(sanctioned part) SM sheets, 8th May 2018

Additional Information

Water pipeline Remark:

Water pipeline near the plot (2.44 meters far) has 300 mm pipe diameter.

Sewerline Remark:

Sewer Manhole near the plot (Node No. 13363705, 12.50 meters far) has invert level 24.90 meters with reference to Town Hall Datum (THD).

Ground level:

The plot has minimum 29.60 meters and maximum 29.60 meters ground level with reference to Town Hall Datum (THD)

RL Remark:

REGULAR LINE REMARKS (Traffic):
As far as Traffic department is concerned, there is no proposed or sanctioned Regular Line/Road Line at present along the plot C.T.S. No.(s) 1C/2/77 of Village KANDIVALI in R/S ward of M.C.G.M. as shown bounded blue on accompanying plan.

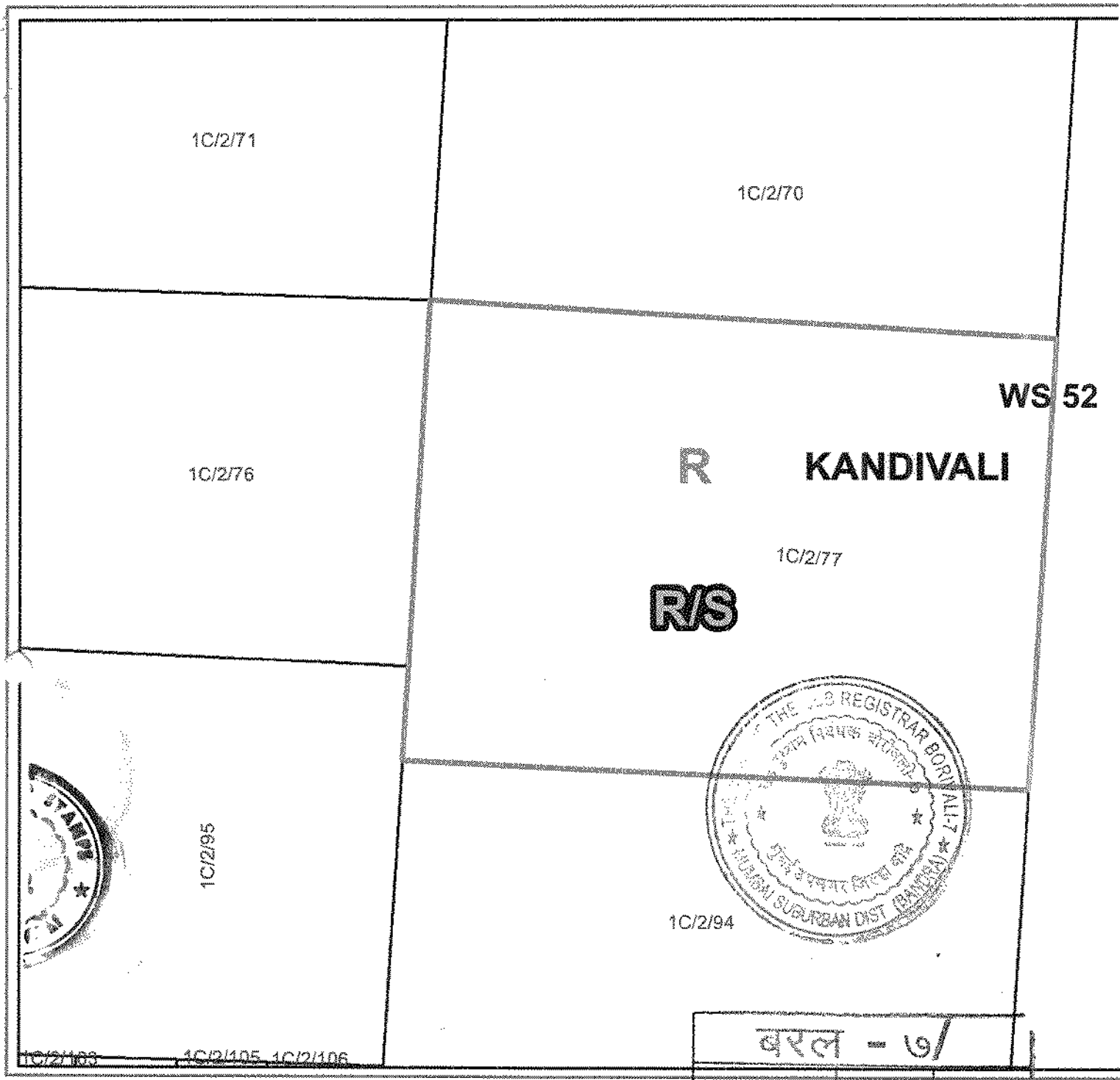
REGULAR LINE REMARKS (Survey):
As far as Survey department is concerned, there is no proposed or sanctioned Regular Line/Road Line at present along the plot C.T.S. No.(s) 1C/2/77 of Village KANDIVALI in R/S ward of M.C.G.M. as shown bounded blue on accompanying plan.

Acc: As Plan

Note: The above information is as per the data received from concerned MCGM Departments.

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THE SUB REGISTRAR BORIVALI 7
HUMBAI SUBURBAN DIST (BANDRA)

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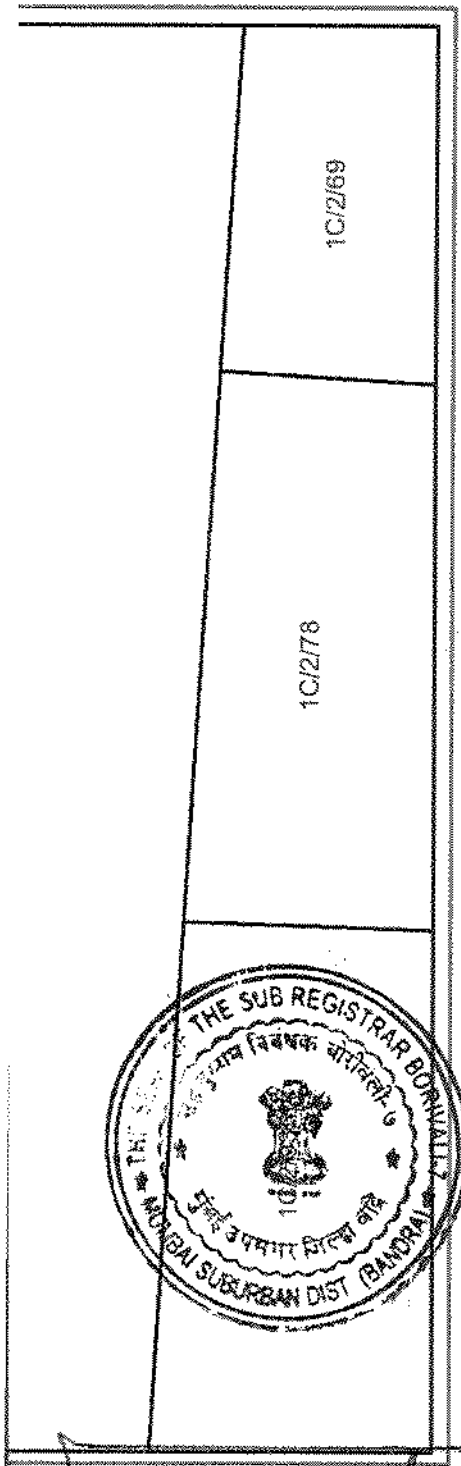
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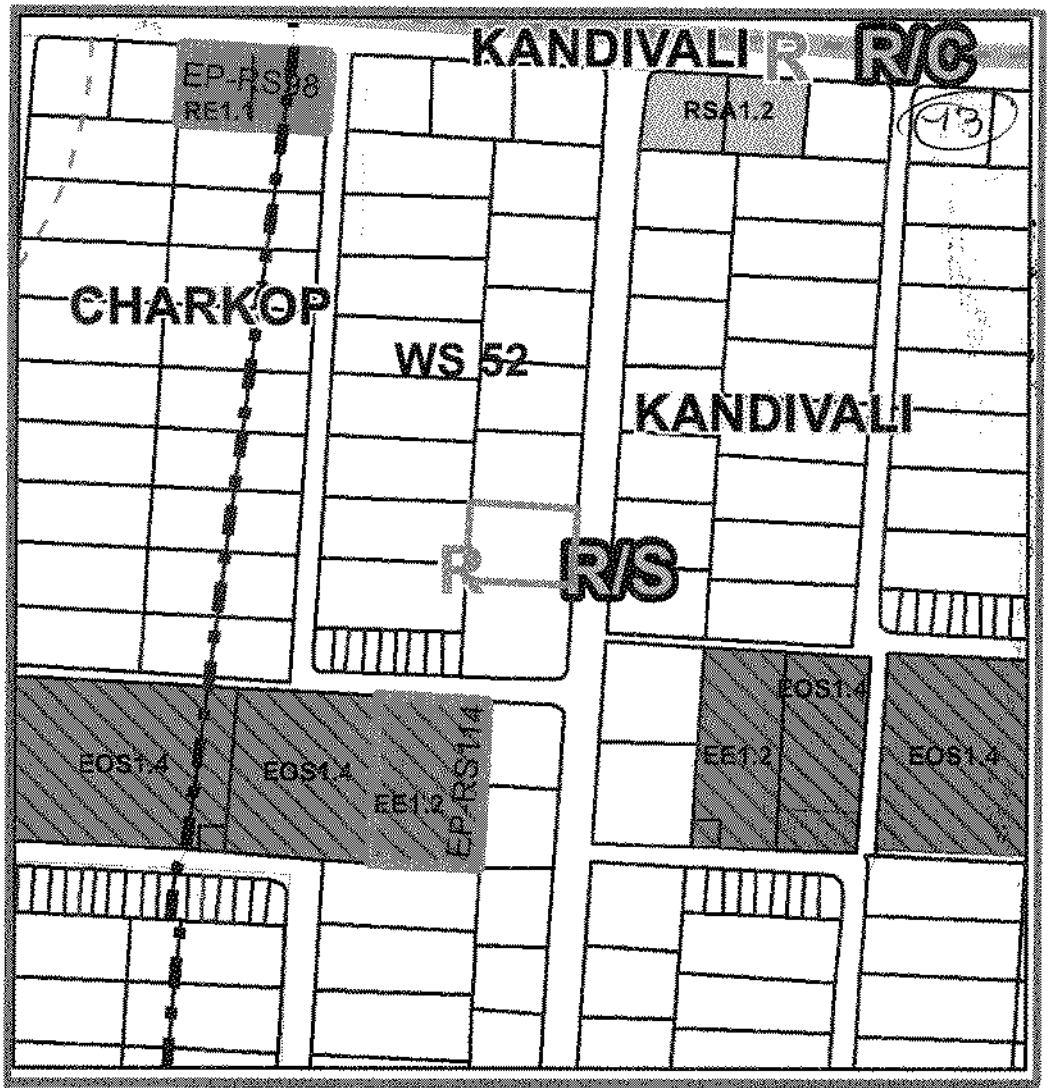
BLOCK PLAN

Scale 1:500

Land Bearing C.T.S.No(s) 1C/2/77 of KANDIVALI Village in

MUNICIPAL CORPORATION OF GREATER MUMBAI
(Development Plan Department)





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LOCATION PLAN

Scale 1:4000

THE SUB REGISTRAR BORIVALI-1
MUMBAI SUBURBAN DIST (BANDRA)

Note:

DP Remarks have been offered only from Zoning point of view without any reference to the existing and status of the structures on the land under reference etc.
This plan is to be read with letter under

CHE/DP3420211111357897/DP/WS/R/S

This is an electronically generated document. Hence, No signature required. Assistant Engineer (DP), R/S Ward. Dated: 26/11/2021

R/S Ward

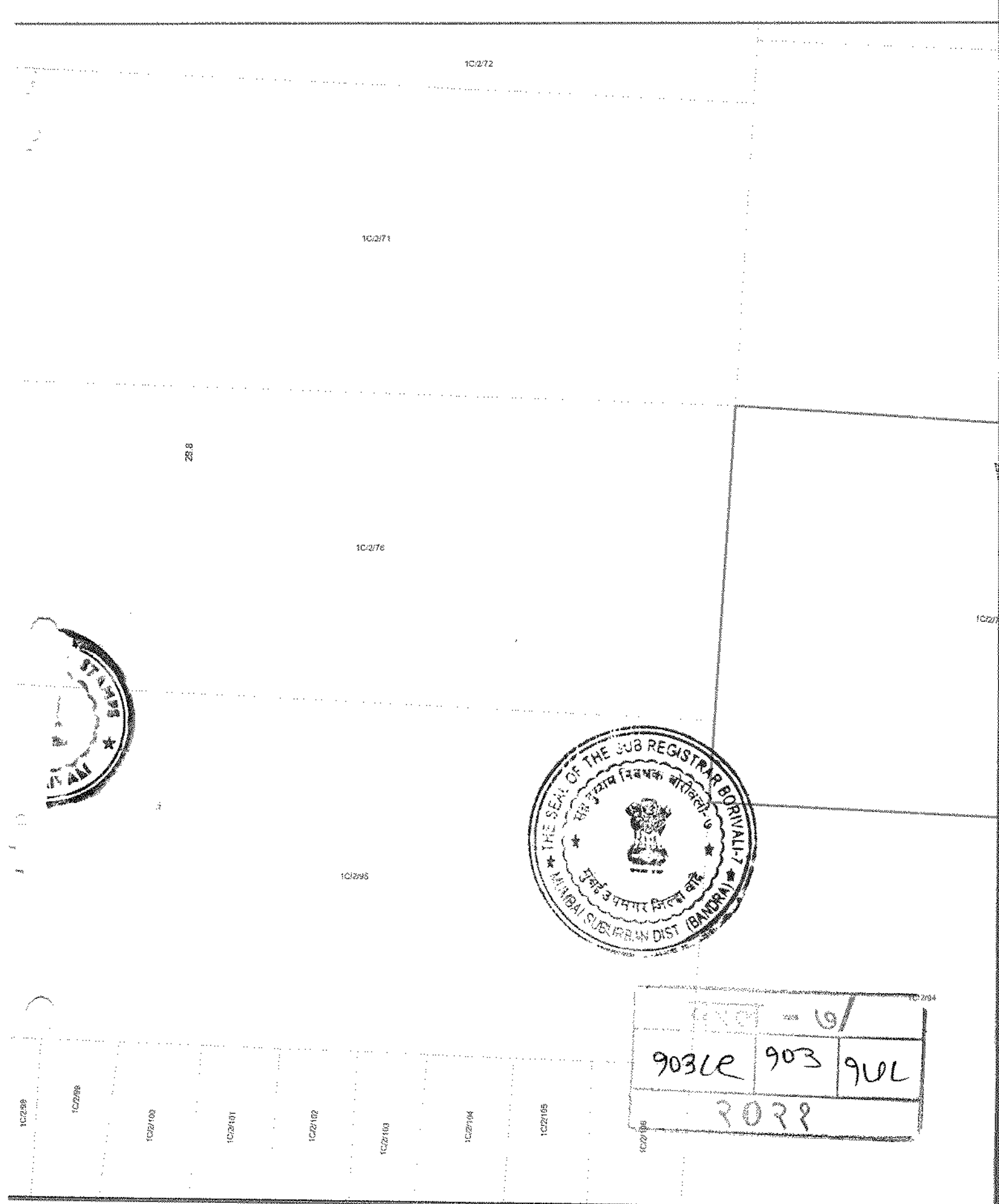
Development Plan 2034

Office of the Chief Engineer (Development Plan),

5th Floor, Annexe Building,

Municipal Head Office,

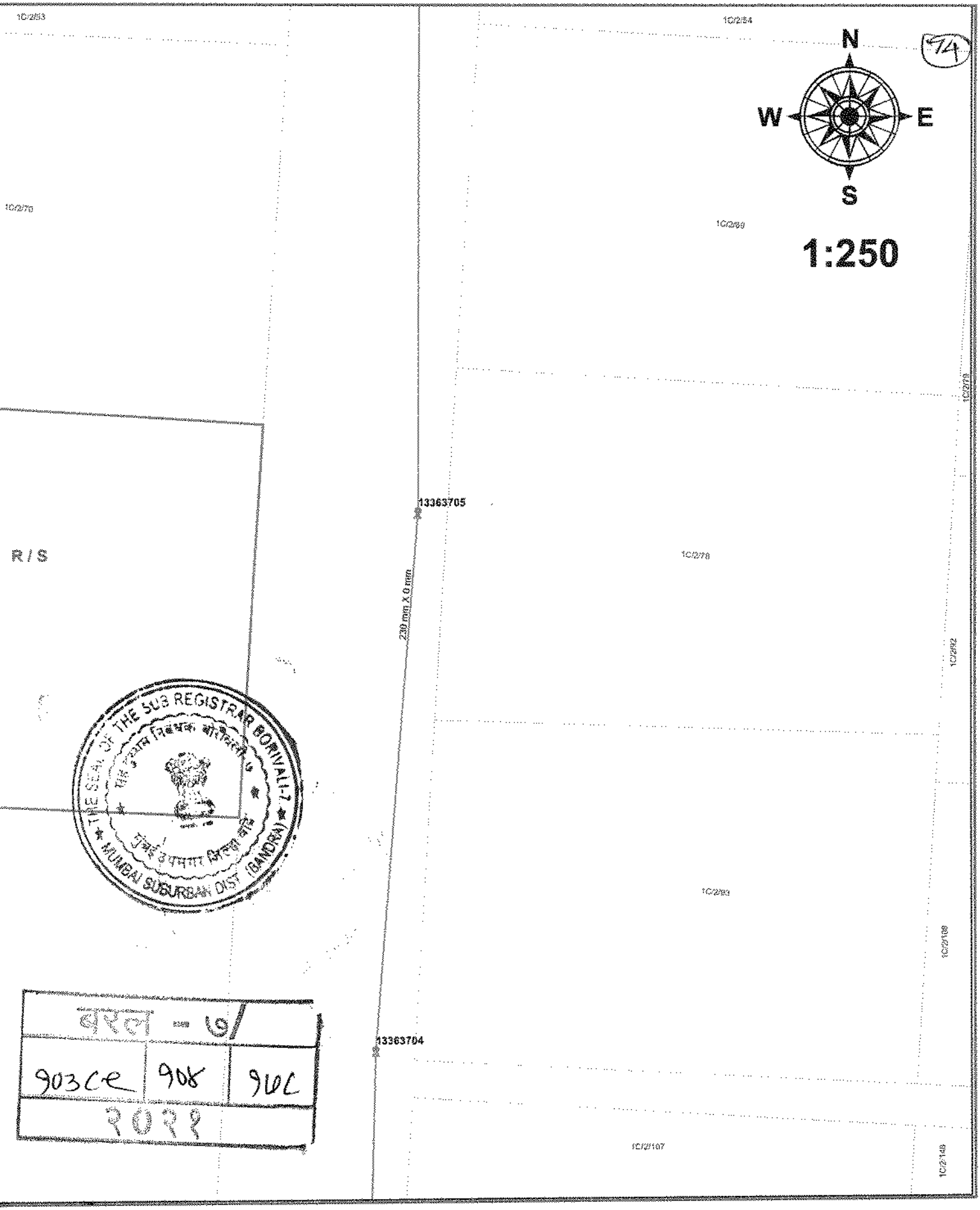
Mahapalika Marg, Fort, MUMBAI - 400 001.



MUNICIPAL CORPORATION OF GREATER MUMBAI
(Development Plan Department)

Land Bearing CTS No(s) 1C/2/77 of KANDIVALI Villag

This plan is to be read with additional information give



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in R/S Ward

in letter no CHE/DP34202111111357897/DP/WS/R/S

Legend

- Sewer Manholes
- SWD Manholes
- Traffic RoadLines
- Survey RoadLines
- Contours
- SewerLines
- Storm Water Drains
- Ward Boundary

Generated On: 11/26/2021

पोवई डोंगर

MAHARASHTRA HOUSING AND AREA DEVELOPMENT AUTHORITY

(WORLD BANK PROJECT)

Agreement of Lease for Higher Income Group Society Plot



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Receipt No. 3252 Date 23/2/86
No. 1014/86/235-15
General Stamp Office
Bombay, 23-2-86

CERTIFIED under Section 33, clause (2) of the Bombay Stamp Act, 1958 that this instrument is exempt from stamp duty.

ADJUDICATION FEE RUPEES 5/-

COLLECTOR

This Certificate is subject to the provision of Sec. 53A of the Bombay Stamp (Amendment) Act, 1985

THIS AGREEMENT MADE at Bombay this 30th day of July 1986 (One Thousand Nine Hundred and Eighty Five) between the Maharashtra Housing and Area Development Authority, a Statutory Corporation duly constituted under the Maharashtra Housing and Area Development Act, 1976, (Mah. XXVIII of 1977) hereinafter referred to as "the said Act" having its office at Griha Nirman Bhavan, Kala Nagar, Bandra (East), Bombay-400 051, hereinafter referred to as "the Authority" (which expression shall unless the context requires otherwise include its successors and assigns) of One Part; Charkop Powergas Staff Co-op Hsg. Society Ltd. a co-operative society duly registered under the Maharashtra Co-operative Societies Act, 1960 (Mah. XXIV of 1961) registered under No. BOM(SUB)/HSG(TC)/1798/85-86 dated the 20-2-1986 and having its registered office at Plot No. RSC-2/11A, Charkop, Kandivali, Bombay 400 067, hereinafter referred to as "the Licensee" (which expression shall unless the context requires otherwise include its successors and permitted assigns) of the Other Part;

THE SEAL OF THE JT. S.R. REGISTRAR BORIVALI-7 ★ MUMBAI SUBURBAN DISTRICT ★

WHEREAS the Authority is possessed of and otherwise well and sufficiently entitled to a piece or parcel of land admeasuring about 1128 Sq. metres i.e. RSC-11 or thereabouts consisting of S. No. 199 of Kandivali and CTS No. ..... being Village Charkop part of the Authority's land situate at Charkop, Kandivali, Bombay 67 in the registration sub-district of Bandra Bombay Suburban District and more particularly described in the schedule hereunder written and shown by red coloured boundary line on the plan hereto appended (hereinafter referred to as 'the said land');

AND WHEREAS the Authority has accepted the offer dated the ..... submitted by the licensee pursuant to the notice inviting offers issued by the Authority to take on lease the said land on the terms and conditions contained in the invitation for offers at a premium of Rs. 7,89,600/- (Rupees Seven Lacs Eighty Nine Thousand Six Hundred only) and to pay to the Authority an yearly rent amounting to Rs. 19,740/- (Rupees Nineteen Thousand Seven Hundred Forty only);

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On or towards the West by 25 m² plots CL-15 CL-13

On or towards the South by Plot No. 116

SIGNED, SEALED AND DELIVERED

by Shri V.K. Date
Director World Bank Project, Maharashtra Housing and Area Development Authority in the presence of Shri R.S. Godse

Director, World Bank Project, Maharashtra Housing and Area Development Authority Bombay.

The Common Seal of the Maharashtra Housing and Area Development Authority is affixed hereunto in the presence of Shri R.S. Godse Asstt. Legal Adviser, Maharashtra Housing and Area Developmnt Authority, who has signed in token thereof in the presence of Shri Manjrekar

Asstt. Legal Adviser Maharashtra Housing and Area Development Authority, Bombay.

THE SUB REGISTRAR BORIVALI-7 MUMBAI SUBURBAN DIST (BANDRA)

SIGNED SEALED AND DELIVERED

by Shri B.B. Nair B.B. Nair 22/7/87
Chairman
Shri Mrs. Mythili S. Menon Mythili Menon
Secretary
and Shri S. Chakraborty Treasurer Sachak
Member of the Managing Committee of the licensee Charkop Powergas Staff Cooperative Housing Society Ltd.

CHARKOP POWER GAS STAFF CO-OP HSG SOCIETY LTD. Reg. No: (BOM(W.R.)HSG(TC)) 1398/85 86 BOMBAY

for and on behalf of the said society who have hereunto affixed their signatures in the precence of Shri R.S. Godse

The Common Seal of the Licensee Charkop Powergas Coop Hsg Society Ltd. is hereunto affixed in the presence of Shri Mrs. Shirley D'Souza Joint Secretary who has signed in token thereof in the presence of Shri V.S. Manjrekar

CHARKOP POWER GAS STAFF CO-OP HSG SOCIETY LTD. Reg. No: (BOM(W.R.)HSG(TC)) 1756/85 86 BOMBAY

Joint Secretary

L Staff

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respect thereof. In the event of such forfeiture the Licensee shall always maintain the original amount of premium and shall within 30 days of its being called upon to do so by the Director deposit further cash to make up the original amount of premium.

9. The lease shall be prepared in duplicate in accordance with the form of lease contained in Form D annexed to the Maharashtra Housing and Area Development (Disposal of Land) Regulations, 1982, with such modifications and additions thereto as the Authority may determine to be necessary in the context of the terms and conditions communicated to the Licensee under the Director letter No. DJ/Co/1087/ dated the 18-10-85.

10. The Licensee and the leases as the c se may be shall bear and pay to the Authority all costs charges and expenses of the Authority of and incidential to the drawings, engrossing and completing this Agreement and its duplicate and of the Deed of Lease (in duplicate) when granted and of all correspondence in that regard with the Licensee and lessee and of all matters arising therefrom amounting to Rs. 550/- (Rupees five hundred fifty only) for agreement for lease and Rs. 550/- (Rupees five hundred fifty only) for Deed of Lease or such other amount as may be fixed by the Authority. The Licensee and the Lessee shall also bear and pay the stamp duty and registration charges of the said Agreement for lease in duplicate and Deed of Lease in duplicate and all other out of pocket expenses thereof and incidental thereto. The Licensee and the lessee as the case may be shall bear and pay its own such costs.

11. All notices consents approvals and demands to be given or made by the Authority under this Agreement shall be in writing and shall unless otherwise provided herein be signed by the Director or any officer duly authorised by him and any notice to be given to the Licensee shall be considered as duly served if the same shall have been addressed to the Licence and delivered to the usual or last known address of the the licensee at the Registered Office of the licensee or on the said land or if the same shall have been affixed to any building or erection whether temporary or otherwise upon the said land. Any notice to be given to the Authority will be sufficiently served if addressed to the Chief Executive Officer of the Authority and delivered at his office.

IN WITNESS WHEREOF the signature of Shri V. K. Date ..... Director/World Bank Project of the Maharashtra Housing and Area Development Authority for and on behalf of the Authority has been set hereunder and the seal of the Authority is affixed and attested by the Officer of the Authority and the signature of Shri S.B. Nair, Chairman M.H.A.D.A. ..... Hon. Secretary, ESIS S.S. the Licensee has been hereunto affixed the day and the year first hereinabove written, as per Resolution No. 7 dated 15-3-86

THE SCHEDULE ABOVE REFERRED TO :

All that piece or parcel of land known as and being plot No. 114 of Charkop Division situate on the Borivali Taluka within the Greater Bombay containing by admeasurement i.e. 1128.5 sq. meters or thereabouts bearing S. No. 144 of Kandivali part and C.T.S. No. 3-pt, 4-pt, 4/1 of Charkop Village sub-district of Bandra Bombay District and bounded as follows :—

On or towards the North by Plot No. 113

On or towards the East by 8 Sq. 14 M. Wide Road

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being replaced by proper materials shall be removed from the said land without the previous consent in writing of the Authority until after the grant of the completion certificate mentioned in clause 7 hereof

Erecting any building as aforesaid shall be considered as immediately attached to the said plot of land and no part thereof other than defective or improper materials for purpose of

6 Without prejudice to the rights remedies and powers of the Authority as aforesaid the Director may in his discretion give notice to the Licensee of his intention to enforce the Licensee's agreement herein contained or may be any extended period for the completion of the building said work in place of the said period mentioned in clause 5(c) above if he is satisfied that the building and works could not be completed within the prescribed time for reasons beyond the control of the Licensee and thereupon the obligations hereunder of the Licensee to complete the building and work and to accept a lease shall be taken to refer to such extended period.

7 As soon as the Director has certified that the buildings and works have been erected in accordance with the terms hereof and if the licensee shall have duly observed all the stipulations and conditions herein before contained the Authority shall grant and the licensee shall accept the lease (which shall be executed by the party in duplicate) of the said land for a term of 99 years from the date of execution of these presents at the premium of Rs. [illegible] (Rupees [illegible] Hundred Forty and yearly rent of Rs. [illegible] (Rupees Nineteen Hundred only) as hereinafter mentioned that is to say during the first 30 years of the said term commencing on [illegible] day of July [illegible] and ending on the [illegible] day of July [illegible] the yearly rent of Rs. [illegible] and during the next period of 30 years of the said term commencing on the day of [illegible] and ending on the day of [illegible] the licensee shall pay such higher rent as may then be decided by the Authority and further that during the remaining last 30 years of the said term commencing on the [illegible] day of July [illegible] the licensee shall pay such higher rent as may be decided by the licensor at the end of the second period of 30 years. The said rent shall be paid in advance in two half yearly instalments on or before the 9th day of April and October of each year.

8 The said sum of Rs. [illegible] (Rupees Seven Lacs Eighty Five Thousand Five Hundred only) being the amount of premium paid by the Licensee prior to the execution of these presents shall be treated as security deposit for due observance and performance by the Licensee of the terms and conditions hereof. In the event of any breach by the licensee of any of the terms covenants and conditions of the Agreement without prejudice to any other rights and remedies of the Authority against the Licensee the Authority may if in its absolute discretion considers it reasonably so do forfeit the said amount of premium of Rs. [illegible] (Rupees Seven Lacs Eighty Five Thousand Five Hundred only) and appropriate the same on any part thereof in or towards the satisfaction of any and due payable by the Licensee under this Agreement or any claims or demands whatsoever whether liquidated or not which may at any time be made or have been made on behalf of the Authority from or against the Licensee under this Agreement or against the Authority in

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(b) That the Licensee shall not at any time do cause or permit any nuisance in or upon the said land and/or anything which shall cause unnecessary annoyance inconvenience or disturbance to the occupiers of any other property in the neighbourhood;

4. Should the planning authority not approve of the plans elevations, specifications and details whether originally submitted or subsequently required or if the same are not submitted within the time hereinbefore stipulated the Director may by notice in writing to the Licensee revoke this Agreement and if possession as Licensee has been given to the Licensee re-enter upon the said plot of land and thereupon this Agreement shall come to an end.

5. Until the building and works have been completed and certified as completed in accordance with clause 7 hereof the Authority shall have the following rights and powers that is to say —

(a) The right of the Director and the planning Authority and other servants of the Authority acting under his/its/their discretions at all reasonable times to enter upon the said land to view the state and progress of the said works and for all other reasonable purpose;

(b) In case the licensee fails to complete the said building within the time aforesaid and in accordance with the stipulations hereinbefore contained (time in this respect being of the essence of the contract) or shall not proceed with the work with due deligance or shall fail to observe any of the stipulations on its part herein contained, the Authority shall have right and power —

(i) to re-enter through the Director of Works, Bank Project upon and resume possession of the said land and every thing thereon and thereupon this agreement shall cease and terminate and all erections and materials plants and things upon the said plot of land shall notwithstanding any enactment for the time being in force to the contrary belong to the Authority without making any compensation or allowance to the Licensee for the same and without making any payment to the Licensee or refund or repayment of the premium aforesaid or any part thereof but without prejudice nevertheless to all other legal rights and remedies of the Authority against the Licensee;

(ii) to continue the Licensee to occupy the said land on certain terms and conditions including a condition requiring payment of any additional premium/rent as the Authority may in its absolute discretion think fit;

(iii) to direct removal or alteration of any building or structure erected or used contrary to the conditions of the grant within the time prescribed in that behalf and on such removal or alteration not being carried out within the time prescribed cause the same to be carried out and recover the cost of carrying out the same from the Licensee as arrears of land revenue.

(c) All building materials and plant which shall have been brought upon the said land by or for the Licensee for the purpose of

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