the receipt of which the Trust hereby acknowledge, the "Lessor" as the absolute owner hereby conveys grant and assures and assigns unto the "Lessee" by the way of 30 (Thirty) year lease, all the property consisting of apartment/
Building No. _____ Flat/Apartment/Tenament No. _____
standing on the piece or parcel of land at plot No.- _____ and

Khasra No. _____at Mouza: _____ and more particularly described in the first Schedule 'A' hereunder and all the estate, rights, interest, use, inheritance, property possession, benefit, claim and demand of the "Lessor" into, out of and upon the same as against any other person whatsoever AND ALSO TO HAVE and TO HOLD the undivided leasehold share and interst in the land as described in Schedule 'B' hereunder on leasehold rights for a period of 30 (Thirty) years commencing from _____and ending on _____ day of _____
That, the "Lessee" shall pay the yearly ground rent of Rs. _____
on the undivided leasehold rights share of land described above and clear of all deduction before the first day of June in each year at the office of Nagpur Improvement Trust/ **Nagpur Metropolitan Region Development Authority**, Nagpur.
The first of such payment is to be made on the first day of June .
The "Lessee" at present Pays Rs. _____ as prevailing Corporation Taxes per annum. Total annual average rent is Rs. _____per annum.

The "Lessee" shall pay corporation taxes as assessed by the Nagpur Municipal Corporation from time to time, NA Assessment and any other taxes, levies, charges whatsoever.

. That, the ground rent payable, is subject to variation and enhancement as may be fixed by the "Lessor" from time to time as per Nagpur Improvement Trust Act,
1936 / **Nagpur Metropolitan Region Development Authority** and Land Disposal Rules 1983, Regulations and Bye-laws as may be amended from time to time and any State Act, Rules, Regulation, Circulars or Notifications, governing the subject 12 % interest per annum revised from time to time shall be chargeable for all arrears of ground rent etc. shall be binding on the "Lessee".

This, INDENTURE OF LEASE, the conditions and terms contained therein would be subject to Nagpur Improvement Trust Land Disposal Rules, 1983./ **Nagpur Metropolitan Region Development Authority** which has overriding effect and further that if the plot/land is allotted on concessional rates additional conditions mentioned in Rule 24 would be applicable.

The following are the terms and conditions in respect of leased apartment/tenement/flat as follows :-

TERMS AND CONDITIONS

1. The said flat/apartment/tenement was allotted to the "Lessee" vide Allotment Letter dated _____ and Possession Letter dated _____ issued by the "Lessee" and after due inspection and verification of the flat/apartment/tenement and