as well as the completion of all the formalities on the part of "Lessee" of this Lease Deed is executed on the terms and conditions following hereinafter.

2. That the "Lessee" hereby covenants that, the "Lessee" shall from the time to time of the execution of the Lease presents, continue to be in possession of the said flat/apartment/tenement and hold and enjoy the same without any interruption or disturbance by the "Lessor" or any person claiming through or under the "Lessor" subject, however to the terms and condition and covenants in these presents.
3. The "Lessor" hereby, covenants with the "Lessee" that the said flat/apartment/tenement hereby leased out is free from all encumbrances whatsoever except as stated herein and the "Lessor" is entitled to convey the same to the same to the "Lessee" in the manner aforesaid.
4. The "Lessee" hereby expressly agrees that, the apartment/tenement and the undivided leasehold rights share of land underneath and appurtenant to the said apartment/tenement is and continues to be property of the "Lessor" and that the "Lessee" has no rights title or interest in the said land, except the flat/apartment/tenement as per this lease deed of such flat/apartment/tenement executed between the "Lessor" and the "Lessee" simultaneously with these presents.
5. The "Leesee" shall bear, pay and discharge all existing and future rates, rents, taxes, assessments duties impositions and outgoing whatsoever assessed imposed and charged upon, the said flat/apartment/tenement by the "Lessor", Nagpur Municipal Corporation, State Government, or other competent authority and the "Lessee" shall continue to be liable for all such and similar dues or any enhancement there in with retrospective effects, if so given shall be binding on "Lessee".
6. The "Lessee" shall extend reasonable facilities and co-operation and shall permit the occupants of adjoining flat/apartment/tenement, as well as, their servants, agents or any other person on their behalf to enter into this premises and to inspect or execute any work of repairs or reconstruction necessary for proper maintenance of the premises, supply lines, drainage, sewerage's and all other common facilities of whatsoever nature without any dispute or interference.
7. That, the "Lessee" shall not by virtue of this lease deed acquire any "Right of light or Air", which would obstruct or prejudice the free use and enjoyment if any adjoining land/apartment constructed by the "Lessor" or any agency appointed for constructing buildings or for any other purposes and that any enjoyment of light or air by the "Lessee/assignee" or his successors in title from or over any adjoining land of the "Lessor" shall be deemed to be had with the consent of the "Lessee".
8. That, the "Lessee" shall always keep the property hereby leased to him/her in good repairs and habitable conditions and shall be responsible for loss damages or destruction or deterioration including damages by Fire.
9. That, all the costs including the stamp duty, registration charges and miscellaneous expenses of this deed of lease shall be borne by the "Lessee" at the time of execution of lease deed before the Registrar.
10. That, no permission from the Competent Authority under the U.L.C. Act is necessary since the property hereby conveyed is built upon land of the "Lessor".