11. That, if any cause or right of re-entry arises under the foregoing provisions of Nagpur Improvement Trust, Act, 1936,/ **Nagpur Metropolitan Region Development Authority** Land Disposal Rules 1983 as well as policy framed by Board and State Government, time to time, it shall be lawful for the "Lessor" at the consideration for the non-exercise of the power of re-entry to receive from the "Lessee" a sum of money not exceeding two years Ground Rent plus interest @ 12% on the total outstanding amount of Ground Rent or the existing interest at the rate that may be decided by the "Lessor" and as per prevailing Rules, Regulations and policies framed by Government as well as Board from time to time.

12. That the "Lessee" shall not make any excavation upon any part of land premises of flat/apartment/tenement or remove any stone grave, clay or earth there from, except for the purpose for forming the foundation of building or for the purpose of executing any work pursuant to the terms of this deed and in doing so the "Lessee" shall exercise reasonable care to ensure that the foundation of any building on the adjoining plots are not thereby adversely affected and damaged.

13. That the "Lessee" shall not erect, repair or construct any superstructure either temporary or permanent upon the available open land of the entire plot including the proportionate undivided share and interest out to the "Lessee" as describe in schedule "A" hereunder and also on the top/terrace of the first floor of the entire building including the first/house/apartment/tenement described hereunder and he/she shall always abide by the Building Bye-Laws and the Development Controls Rules of the Nagpur Improvement Trust/ **Nagpur Metropolitan Region Development Authority** or any other Competent Authority as per prevailing Rules and Regulations and further the apartment/tenement described in schedule "A" hereunder shall not be put to any use in contravention of the provisions of any regulation made under Clause (h) of section 90 of the Nagpur Improvement Trust Act, 1936 / **Nagpur Metropolitan Region Development Authority**

14. That, the "Lessee" may assign, mortgage, agree to sell, the leasehold rights, sub-let, create, charge encumbrance or otherwise transfer in any manner whatsoever including parting with the possession of the whole or any part of the said property consisting of Building/premises described hereunder together with the proportional leasehold share, thereof in the apartment premises of the plot of interest there under to any person.

    Provided any documents related to transfer or conveyance or assignment as per the provisions of sec. 17 of the Registration Act, 1908, with respect to the leasehold flat/apartment/tenement should be registered before the Registrar under the relevant provisions of Registration Act, 1908 shall be treated as a valid document of evidence of title of "Lessee"/Assignee".