

adjoining building/house in order to maintain harmony and peaceful relations be maintained by the "Lessee" towards other flat/apartment/tenement and the "Lessee" shall be prohibited from doing any act, deed or thing which may cause inconvenience or nuisance to other Lessees in the entire premises as well as the area under scheme.

22. That, it is clearly understood and agreed by the "Lessee" that, the "Lessor" shall always have a right in the additional/ extra F.S.I. that may now be available or that may become available at any time in future in respect of the plot or land described hereunder and the "Lessee" shall not obstruct or prevent the "Lessor", its officials, servants,labours,contractors or any agency appointed from commencing, carrying on and completing any such construction in order to consume, exhaust and deal with such additional F.S.I.

And for further for more clarification, it is specifically understood and agreed by the "Lessee" that, in the event of the "Lessee", erecting any additional floor in the building/house including the flat/apartment/tenement of the "Lessee" shall have all the rights of ingress/egress to use the staircase, drains, pipe, all fittings and connecting etc and the common areas and facilities thereto and in such event the undivided leasehold share and interest its proportion and percentage of the "Lessee" and the other flat/apartment/tenement of "Lessors" land of the plot shall always be subject to proportionate reduction and the "Lessee" shall not claim demand or receive any compensation/damages or any proportionate difference of lease price from the "Lessor"

23. That the "Lessee" shall not without the previous permission in writing of the "Lessor" use or allow to be used the premises of the apartment land, in contravention of the regulations framed under section 90 of the Nagpur Improvement Nagpur Improvement Trust, Act. 1936./ **Nagpur Metropolitan Region Development Authority** and Development Control Rules or as per prevailing Rules and Regulations.
24. That the "Lessee" as also the assignee and mortgagee shall within one month of assignment/mortgage/transfer/conveyance of the demised premises deliver a notice of such assignment, mortgage or transfer to the "Lessor" setting forth the names and description of the parties to every such assignment/ conveyance/ transfer/ mortgage/ gift and the particulars and effects thereof.
25. The decision of the Chairman/ Metropolitan Commissioner of the "Lessor" or any person it may appoint in its behalf on any question or dispute, which may arise concerning any alleged breach of any of the foregoing clauses or terms and conditions hereto or in respect of the said tenement, shall be final as well as in case of any dispute arises regarding any legal rights, civil, nature dispute or any other case as may be shall be final and binding on the "Lessee" with respect to leased flat/apartment/tenement.
26. That, the Lease of flat/ apartment/ tenement/ shall be suspended or cancelled, if the "Lessee" files any false information/ documents regarding title acquired / inherited by him/her.

