

Unit or within 3 months from the date of Offer of Possession, whichever is earlier, after which all claims would be deemed to be waived by the Allottee(s).

40. All external walls, windows, passages, common areas, other property etc. shall never be occupied, and no signage, sign board, neon light, publicity or advertisement material, hanging of clothes etc. or display board installed, air-conditioning units or generators shall be installed in these areas by the Allottee(s) and or no other activity shall be done which spoils the aesthetics of the building or area, causes noise pollution or in any other way in-conveniences to any other party or the developer or is illegal or for immoral purposes. For putting names of the various owners, the developer will make all the provisions and none of the Allottee(s) shall do it otherwise. The said unit shall solely be used for residential purpose alone and for no other purpose and further more, the Allottee(s) shall not conduct any illegal or immoral activities from or in the said unit, any activity, which creates nuisance or is illegal, obnoxious or contrary to public policy or contrary to the common interest of the collective owners / occupants of "Earth Towne" Project.

The Allottee(s) agrees and undertakes that it shall neither modify any structure or raise any illegal construction in the said unit, nor encroach upon or occupy any area falling outside the said unit. However, the Allottee(s) may undertake minor internal alterations in his unit only with the prior written approval of the Company/Concerned Statutory Authorities. The Allottee(s) shall not be allowed to effect any of the following changes/alterations:-

- (A) Changes which may cause damage to the structure (column, beams, slabs etc.) of the Block or the Unit or to any part of the adjacent units. In case damage is caused to adjacent unit or common area, the Allottee(s) will get the same repaired as his/her/their own cost failing which, the Company will get the same repaired at its own expenses and recover the cost incurred by it from the Allottee(s).
 - (B) Changes that may affect the façade or common area of the Building, e.g. changes in windows, tampering with external treatment, changing the paint color of Balconies and External Walls, putting Grills on Doors and Windows, covering of Balconies and Terraces with permanent or temporary structure, hanging or painting of signboards etc. Designated spaces will be allocated for display of signboard etc. In the interest of complex aesthetics, unauthorized display boards will be removed at the cost of the Allottee(s).
 - (C) Making encroachments on the common spaces in the Building.
41. The Allottee(s) agrees and undertakes to co-operate with the Company at all times, and shall, from time to time, sign and execute all applications, papers, documents, maintenance agreement and all other relevant papers, do all the acts, deeds, and things as the Company may require for the purposes of giving effect to the terms of this Allotment letter, and for safeguarding the interests of the Company and other Units owners, in relation to the Earth Towne. The Allottee(s) agrees to furnish his Permanent Account Number (PAN) or Form 60/61, as the case may be, within 30 days from the date of execution of this allotment, if not furnished earlier.
42. Allottee(s) or any subsequent owner or lessee shall at all times provide unhindered access to the unit allotted to him for staff and management of developer or maintenance agency for maintenance, checking proper use of space, to avoid any mishap or for any other reason.
43. (A) The Allottee(s) agrees that the company shall specify certain open space as the Open Car Parking Space for all the Allottee(s), and the Allottee(s) agrees to park his car at that space only on first cum first serve basis. A separate Agreement for the allotment of the Covered Car Parking will be executed between Company and the Allottee(s) (who paid for the Covered Car Parking), at the time of possession. The Developer also reserves its right to allot the un-allotted parking spaces, in future, after handing over maintenance of said Complex to Residents Welfare Association (RWA) of Allottee(s)/occupiers



DEVELOPER

Adhish
Ramjit
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ALLOTTEE(S)