


may render void or voidable insurance of any apartment/unit or any part of the said building or caused increased premium to be payable in respect thereof for which the Allottee(s) shall be solely responsible and liable. That the Building shall be earthquake resistant as per the existing codes in force. The Fire Fighting Equipment and/or preventive measures in the common area of the Complex shall be provided as per the existing Fire Fighting Code/Regulations as contained in National Building Code, however, if additional fire safety measures are undertaken after booking of the flat for the reason of any law/byelaw, order or directions or due to any subsequent legislation/Government orders, the Allottee(s) shall pay for the additional expenditure on prorata basis.

20. That as per Layout Plan it is envisaged that the units on all floors shall be sold as an independent unit with impartible and undivided share in the land and underneath the plot. The allottee(s) shall not be permitted to construct anything on the terrace. However the developer shall have the right to explore the terrace in case of any change in the F.A.R./any other Rules/Bye-Laws of the Authority, carry out construction of further units in the eventuality of such a change and the Allottee(s) has no objection to it. However, as a result thereof, if there is any change in the boundaries or area of the said unit, the same shall be valid & binding on the Allottee(s). The Allottee(s) shall have no objection if the Developer gives on lease or hire any part of the top roof/terraces above the top floor for installation and operation of antennae, satellite dishes, communication towers etc.
21. That the company will allow discount offered by broker/ agent to the Allottee(s) only if it is mentioned on the booking form and duly approved by the company. Further the company will not be responsible for any credit note issued to the Allottee(s) or any other commitment whether oral or written solely made by broker/ agent/ any other staff etc.
22. The Allottee(s) shall not use the said Unit for any purpose other than for residential use or use in a manner that may cause nuisance or annoyance to occupants of other Units in the said Building/Complex or for any commercial or illegal or immoral purpose or to do or suffer anything to be done in or around the said Unit which tends to cause damage to any flooring or ceiling or services of any Unit over, below, adjacent to the said Unit or anywhere in the said Complex or in any manner interfere with the use thereof or of spaces, passages, corridors or amenities available for common use. The Allottee(s) hereby agrees/indemnifies the Company against any penal action, damages or loss due to misuse for which the Allottee(s) / occupant shall be solely responsible. If the Allottee(s) uses or permits the use of the said Unit for any purpose other than residential, then the Company shall be entitled to treat this Allotment letter as cancelled and to resume the possession of the said Unit and the Allottee(s) shall not have any objection to this.
23. Since it is a large project having number of buildings, the construction will be completed in phases. However, the Developer shall take all possible measures to segregate the developed and under developed phases and provide common facilities to ensure least inconvenience to the Allottee(s). All the major common facilities will be completed only after the completion of construction of all the phases. The Allottee(s) must take the possession of his/her own unit as soon as it is made available for possession to him. Further, the Allottee(s) hereby agrees that he will not raise any objection and will take the possession of his Unit, if his Building/Tower is completed. The Allottee(s) should not be having any concern/issues and have no objection to the developer constructing or continuing with the construction of the remaining structures of the project or other Buildings/Towers adjoining the unit sold to the Allottee(s) and whether all the Common Facilities have been completed or not.
24. That the Allottee(s) agreed and understood that if any dues/charges/taxes/fees etc., whichever is applicable on the part of the Allottee(s) and the same has not been demanded by the Developer, inadvertently or by ignorance and it came later to the notice of the Developer, then the same will be paid by the Allottee(s), as and when noticed and demanded by the Developer.
25. The Company may construct at its own cost and appropriate club/recreational facility which shall in due course be transferred to a qualified nominated agency, to own, manage and operate such facility on such terms and conditions as the Company may deem fit at their sole discretion. The Allottee(s) right to use such facility shall at all times be contingent on due and faithful observance



DEVELOPER

Ashwini
x *Param*
ALLOTTEE(S)