

of the Unit/Apartments. The RWA or the Allottee(s)/occupiers of the Unit/Apartments shall not have any right over the unallotted parking space.

- (B) One Reserved Covered Car Parking (in basement) shall be mandatory for all the Allottee(s) irrespective of the sizes of the Units/ Apartments as applicable to them. Moreover, the Allottee(s) agrees that he will pay the charges of one Reserved Covered Car Parking (in basement) in addition to the total cost as mentioned on page no.5 of this allotment Letter as and when decided and demanded by the Developer. The Developer hereby confirms that they will decide the charges for covered car parking on or before 31st December 2012 and inform the Allottee(s) accordingly.
44. The Developer shall get single point electric connection for the Complex from the concerned authority and it shall be distributed through separate meters to the Allottee(s) through prepaid system. The Allottee(s) will get the electric connection for the capacity, as opted by him/her/them at the time of booking (Minimum Five KVA) at the rate of Rupees Five Thousand only per KVA. All expenses towards installation of electric meter and other connected charges will be borne by the Allottee(s).
45. That all the charges payable to various departments for obtaining service connections to the unit like electricity, telephone, water etc., including security deposit for sanction and release of such connections as well as any other charges pertaining thereto will be payable by the Allottee(s).
46. (A) That any amount paid by the Allottee(s) shall first be adjusted towards earlier outstanding payments such as unpaid or partly paid installments, interest or other outstanding amounts, if any.
- (B) The Allottee(s) before taking possession of the unit, must clear all the dues towards the unit and have the conveyance deed/grant of Sub-lease deed for the said unit executed in his favour as per this allotment letter.
- (C) That, if at any stage this document requires to be registered under any law or necessity, the Allottee(s) binds himself and agrees to register the same through the Developer in his favour at his own cost and expenses and to keep the Developer fully absolved and indemnified in this connection.
47. The Company reserves the right to cancel the allotment of Unit(s) where allotment being obtained through misrepresentation, concealment and/or suppression of material facts. The Company's decision in this regard shall be final and binding on the Allottee(s).
48. That the Carbon Credit Benefit arisen, if any, in the Group Housing project can be redeemed by the Developer.
49. The Allottee(s) hereby covenants with the Company to pay from time to time and at all times the amounts which the Allottee(s) is liable to pay under this Allotment letter and to observe and perform all the covenants and conditions contained in this Allotment letter and to keep the Company and its agents and representatives, estate and effects, indemnified and harmless against all payments and observance and performance of the said covenants and conditions and also against any loss or damages that the Company may suffer as a result of non-payment, non-observance or non-performance of the said covenants and conditions by the Allottee(s) as mentioned in this Allotment letter. The Allottee(s) has fully read and understood the above mentioned terms and conditions and agrees to abide by the same.
50. That the Company shall continue to have, as before, the right to make additions, raise storey or put up additional structures as also to connect the electric, water, sanitary and drainage fittings on the additional structures/storey with the existing electric, water, sanitary and drainage sources at its own cost as may be permitted by the Competent Authorities. Such additional structures and storey shall be the sole property of the Company. The Allottee(s) hereby gives consent to the same and agrees that he shall not be entitled to raise any objection or claim at any point of time in respect thereof.



DEVELOPER

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ALLOTTEE(S)