

per annum, shall be charged to the Allottee(s). If payment is delayed beyond 3 months then the maintenance services may be discontinued besides of taking of other measures to recover the same.

- (E) The Allottee(s) shall pay to the Maintenance Agency three months advance Maintenance charges, prior to taking over the possession of the Unit/Apartment. These charges shall be in addition to the IFMS deposit, and the same shall be decided by the Developer as and when required.
- (F) The Developer and Allottee(s) agree that the structure of the building(s) may be required to be insured against fire, earthquake and any other natural calamities and disasters, and that the same may be obtained by the Maintenance Agency on the behalf of the Allottee(s) (with the costs of such insurance being due and payable by the Allottee(s) as a part of the Maintenance Charges).

Provided however, that insurance in respect of contents of each Apartment (including but not limited to any fitting or furnishing) shall not be obtained by Maintenance Agency, and shall be obtained separately by the Allottee(s) (or any occupant of the Unit) at the Allottee(s)' own cost.

- (G) The Developer and Allottee(s) agree that in addition to the Maintenance Charges, the Allottee(s) may from time to time be required (as may be specified by the Company) to contribute to a "Replacement Fund", which shall be utilized for the express object of providing for replacement or refurbishing of capital/maintenance equipment or for carrying out major repairs to the machinery and equipment, installed in the Group Housing Project.
- (H) That in case of urgency or exigency, the Developer's or Maintenance Agency's employees may break open the door, windows etc. of the flat in order to prevent any further damages to the life/property in the flat/Building/Complex and the Allottee(s) hereby agrees that such actions of the Developer/Maintenance Agency is fair and reasonable and the Allottee(s) undertakes not to raise any objection to such action.
29. The Allottee(s) agrees that in case the Allottee(s) intends to transfer/substitution/assignment the Said Unit, at any point of time whether before or after the completion of the Building, in favour of any entity nominated by the Allottee(s) (hereinafter referred as "Transferee"), the Allottee(s) would apply to the Developer in the prescribed format of the Developer (available at the office of the Developer) along with all prescribed documents and the Developer will at its sole discretion, transfer the said unit in favour of the Transferee. Such transfer shall be effected by the Developer only after receipt of the Administrative/ Transfer Charges as prescribed by the Developer from time to time and amount due and payable/unpaid along with interest till the date of transfer, from the Allottee(s) at the time of the transfer. The Developer may at its sole discretion permit such transfer/substitution/assignment on such terms and conditions as the Developer may deem fit and proper, and in accordance with applicable laws including inter alia any guidelines issued by Greater Noida Industrial Development Authority, if any, in this regard. It is hereby agreed that subsequent to the execution of the Sub-Lease, any further transfer (whether by means of a sale, assignment, disposal or otherwise) of the Unit or any rights therein, by the Allottee(s), shall be subject to applicable laws in particular rules and regulations of Greater Noida Industrial Development Authority.

The charges for transfer of rights herein amongst family members (Husband, Wife, Children, Father, Mother, Brother, Sister etc.) will be same of the normal Administrative Charges for every transfer.

Note: The prevailing transfer Charges are Rs.10,000/- (Rupees Ten Thousand) at present and it may vary from time to time. Any changes can be made without any prior intimation.

30. Any change in the name (including additions/deletion) with the Developer will be deemed as transfer for this purpose. Claims if any, between transferor and transferee as the result of subsequent reduction/increase in the area or its location etc. will be settled between themselves i.e. Transferor and transferee, and the Developer will not be a party to this. The transferor takes the



**DEVELOPER**

*Ashwini*  
*Ramesh*

X

**ALLOTTEE(S)**