



ASBL LANDMARK

The Great Upgrade

TERMS & CONDITIONS

TERMS AND CONDITIONS APPLICABLE FOR THE MAINTENANCE OF COMMON AREAS, AMENITIES AND FACILITIES

1. DEFINITIONS

- 1.1. For the purpose of these terms and conditions, unless the context otherwise requires, the following terms shall have the meaning ascribed to them hereunder:
 - (i) "**Agreement**" shall mean the Agreement for Sale executed by the Developer with the Flat Owner/ Occupier(s) in relation to the Flat.
 - (ii) "**Building**" / "**Tower**" shall mean the building / tower of the Project in which the Flat is located.
 - (iii) "**Developer**" shall mean Kleitos Ventures Private Limited, a subsidiary of Ashoka Builders India Private Limited.
 - (iv) "**Flat**" shall mean the unit/flat in the Project which is (a) agreed to be purchased by the Flat Owner in terms of the Agreement for Sale; and / or (b) which is subsequently purchased by the Flat Owner pursuant to the Agreement.
 - (v) "**Flat Owner/Occupier**" shall mean the owner of the Flat (who is referred to as the Purchaser/Allottee under the Agreement) and / or the ultimate occupant of the Flat including any tenants of the owner.
 - (vi) "**Project**" shall mean and refer to the Towers/Buildings A and B combined with the Amenities Block being constructed over the Project Land;
 - (vii) "**Project Land**" shall mean and refer to the land admeasuring 26,847.51 Sq. Mt. comprised within Survey Nos. 405, 406, 407, 408, 409, 410, 411, 412 and 413 at Kukatpally Village, Medchal-Malkajgiri District, Telangana over which the Project is being developed and constructed by the Developer.
- 1.2. All terms capitalised here but not specifically defined hereunder shall have the meaning given to such terms under the Agreement for Sale or the Sale Deed. It is clarified in the event the execution and registration of the Sale Deed is already completed in favour of the Flat Owner, then all references hereunder to the Agreement shall be deemed to be redundant and shall be deemed to refer to the Sale Deed and the provisions thereunder.

2. HANDOVER OF THE COMMON AREAS AND OTHER INFRASTRUCTURE

- 2.1. All the common areas including the infrastructure of the Project and administration of maintenance of common areas will be handed over by the Developer in favour of the Developer itself or any agency appointed by the Developer (hereafter referred to as the 'maintenance agency') or to the Association to be formed among the apartment owners in the Project, as the case may be, as per the Agreement.

3. USAGE OF COMMON AREAS

- 3.1. The Flat Owner / Occupier shall use the Common Areas along with other occupants, maintenance staff etc. without causing any inconvenience or hindrance to them.

4. MAINTENANCE CHARGES

- 4.1. The Flat Owner / Occupier, after taking possession (or achieving deemed possession under the Agreement), agree(s) to pay the maintenance charges to the Developer / Association of flat owners (as the case may be) as determined by the Developer or the Association of flat owners (as the case may be).
- 4.2. In the manner set out in the Agreement, upon the Developer offering the possession of the Flat to the Flat Owner, in the event Flat Owner fails to take delivery within the timelines specified by the Developer, it will be deemed as if the Flat Owner (or the occupant acting through him) has taken possession and such Flat Owner shall be liable for payment of all out-goings including but not limited to the facility maintenance charges.

5. NO LIABILITY OF DEVELOPER; MAINTENANCE RESPONSIBILITY

- 5.1. Notwithstanding anything contained herein, upon the handover of the Flat to the Flat Owner/Occupier is completed, the Developer shall not be liable for any manufacturing or other defects of any branded inputs or fixtures or services of any third party which are provided as a part of the amenities / facilities under the Agreement.
- 5.2. The Developer or the maintenance agency appointed by the Developer or the Association of flat owners, as applicable and relevant, shall take the responsibility for proper safety, maintenance (including continuance of annual maintenance/ insurance contracts/ agreements, if any) and upkeep of all the fixtures, equipment and machinery provided by the Developer.

6. GENERAL COMPLIANCE WITH THE TERMS AND CONDITIONS

- 6.1. The Flat Owner/Occupier with the intention to bring all persons into whosoever hands the Flat may come, hereby covenants with the Developer as follows:
 - 6.1.1. To maintain the Flat at the Flat Owner/Occupier's own cost in good and tenantable repair and condition from the date of possession of the Flat is taken and shall not do or suffer to be done anything in or to the Project including the Building, the Flat or the staircases, lifts, common passages, corridors, circulation areas, atrium or the compound which may be against the rules, regulations or bye-laws or change/alter or make additions to the Flat and keep the Flat, its walls and partitions, sewers, drains, pipe and appurtenances thereto or belonging thereto, in good and tenantable repair and maintain the same in a fit and proper condition and ensure that the support, shelter etc. of the Project and / or the Building is not in any way damaged or jeopardized.

6. GENERAL COMPLIANCE WITH THE TERMS AND CONDITIONS

- 6.1. The Flat Owner/Occupier with the intention to bring all persons into whosoever hands the Flat may come, hereby covenants with the Developer as follows:
- 6.1.1. To maintain the Flat at the Flat Owner/Occupier's own cost in good and tenantable repair and condition from the date of possession of the Flat is taken and shall not do or suffer to be done anything in or to the Project including the Building, the Flat or the staircases, lifts, common passages, corridors, circulation areas, atrium or the compound which may be against the rules, regulations or bye-laws or change/alter or make additions to the Flat and keep the Flat, its walls and partitions, sewers, drains, pipe and appurtenances thereto or belonging thereto, in good and tenantable repair and maintain the same in a fit and proper condition and ensure that the support, shelter etc. of the Project and / or the Building is not in any way damaged or jeopardized.
- 6.1.2. Not to store in the Flat any goods which are of hazardous, combustible or dangerous in nature or so heavy as to damage the construction or structure of the Building/ Tower or storing of which goods is objected to by the concerned local or other authority and to take care while carrying heavy packages which may damage or likely to damage the staircases, common passages or any other structure of the Building/Tower, including entrances of the Building/Tower/Project and in case any damage is caused to the Building/Tower or to the Common Areas thereof, on account of negligence or default of the Flat Owner / Occupier in this behalf, the Flat Owner / Occupier shall be liable for all the consequences.
- 6.1.3. Not to demolish or cause to be demolished the Flat or the Tower/Building or any parts thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the Flat or any part thereof, nor any alteration in the elevation and outside colour scheme of the Building/Tower and shall keep the portion, sewers, drains and pipes in the Flat and the appurtenances thereto in good tenantable repair and condition, and in particular, so as to support shelter and protect the other parts of the Project / Building and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC, Pardis or other structural members in the Flat without the prior written permission of the Developer and/or the Association of flat owners, as the case may be.
- 6.1.4. Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the Flat in the compound or any portion of the Project Land and the Project.
- 6.2. Without prejudice to anything contained in Clause 13 below, the Flat Owner / Occupier shall observe and perform all the rules and regulations as stipulated hereunder and also adhere to any bye-laws, rules and regulations which the Developer or the maintenance agency may adopt or the association of apartment owners may adopt at its inception, as the case may be, and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said Building and the Flat therein and for the observance and performance of the Building Rules, Regulations and Bye-laws for the time being of the Project, concerned local authority and of Government and other public bodies.
- The Flat Owner / Occupier shall also observe and perform all the stipulations and conditions laid down by the Developer or the maintenance agency or the association of apartment owners, as the case may be, regarding the occupancy and use of the Flat in the Building and shall pay and contribute regularly and punctually towards the taxes, expenses or other out-goings.
- 6.3. Notwithstanding anything contained herein, any default or breach of these terms or the Agreement by the ultimate occupier / tenant of the Flat shall be deemed to be the default / breach by the Flat Owner and in the event the occupier / tenant does not make good any loss / defect / breach, the obligation to set right such default / breach or to make good such loss (including the costs related to such default or breach or loss) shall be that of the Flat Owner.
- 6.4. The Flat Owner / Occupier further undertakes, assures and guarantees that he/she would not put any sign-board/ name-plate (individual or companies), neon light, banners, publicity material or advertisement material etc. on the face / facade of the Tower/Building or anywhere on the exterior of the Project (including the balconies), buildings therein or Common Areas. The Flat Owner / Occupier shall also not change the colour scheme of the outer walls or painting of the exterior side of the windows or carry out any change in the exterior elevation or design. The Flat Owner / Occupier shall also not remove any wall, including the outer and load bearing wall of the Flat.
- 6.5. The Flat Owner shall plan and distribute its electrical load in conformity with the electrical systems installed by the Developer and thereafter the association of flat owners or maintenance agency (appointed by the Developer or the association of flat owners), as the case may be. The Flat Owner / Occupier shall be responsible for any loss or damages arising out of breach of any of the aforesaid conditions.
- 6.6. It is clarified that upon the Developer and / or the association of flat owners, as the case may be, handing over the facility maintenance of the Project to any maintenance agency, such third-party agency may (at its sole discretion) enter into agreements or contracts with the Flat Owner and other occupants / owners in the Project and/or with the Developer or the association of flat owners, as the case may be. The terms of such contracts or agreements of such third-party maintenance agency may impose certain responsibilities and stipulations on the Flat Owner and other occupants / owners in the Project for conducting and offering effective facility maintenance services in the Project. Further, notwithstanding anything contained herein, the terms of such contracts or agreements shall be deemed to be applicable to all Flat Owners and other occupants / owners in the Project as if the same were incorporated hereunder and in the event of any conflict of the terms of such agreements or contracts with the terms hereof, the Developer and / or the association of flat owners, as the case may be, on the one part and such third-party maintenance agency on the other part shall mutually decide on all such matters of conflict and any decision so taken mutually by the said parties shall be deemed to be applicable to, and enforceable over the Flat Owners and all other occupants / owners in the Project.

7. RIGHT TO ENTER THE PROJECT / COMMON AREAS / FLAT FOR REPAIRS:

- 7.1. Until the completion of the construction works in the Project and the completion of the facility maintenance by the Developer / or its nominee and / or till all the total built-up area/units are sold off in the Project or until such time as decided by the Developer, the Flat Owner / Occupier hereby permits the Developer, its employees, its surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the Building / Project or any part thereof to view and examine the state and condition thereof or for any other purposes.
- 7.2. The Developer or the maintenance agency or the association of flat owners shall have rights of unrestricted access of all Common Areas, garages/ covered parking and parking spaces for providing necessary maintenance services. Further, the Flat Owner / Occupier also agrees to permit the Developer or association of flat owners or maintenance agency, as the case may be, to enter into the Flat or any part thereof, after due notice and during the normal working hours, unless the circumstances warrant otherwise, with a view to set right any defect.
- 7.3. Use of Basement and Service Areas: The basement(s) and service areas, if any, as located within the Project, shall be earmarked for purposes such as parking spaces and services including but not limited to electric sub-station, transformer, DG set rooms, underground water tanks, pump rooms, maintenance and service rooms, fire-fighting pumps and equipments etc. and other permitted uses as per sanctioned plans. The Flat Owner/ Occupier shall not be permitted to use the services areas and the basements in any manner whatsoever, other than those earmarked as parking spaces and allotted to him/her, and the same shall be reserved for use by the Developer or maintenance agency or the association of flat owners, as the case may be, for rendering maintenance services.
- 7.4. During the course of the construction of the Project and even after the handover of the Project / Flat to the Flat Owner / Occupier, the Developer shall have the exclusive right to use or put to use all terrace areas in the Building / Project in such manner as may be decided by the Developer and the Flat Owner / Occupier shall not object or raise any issues in relation to such use by the Developer of the terrace areas. In the event any revenue is generated from the terrace areas pursuant to the use of the same by the Developer, the same shall be retained by the Developer for its own benefit and account.

8. INTERIOR WORK:

- 8.1. All the interior related works that the Flat Owner may undertake upon his/her/their own can be taken up only after handing over possession of the Flat to the Flat Owner by the Developer herein.
- 8.2. All such interior related works shall be executed without disturbing the structure of the Building / Flat including any beams, columns etc.
- 8.3. The Flat Owner shall be entitled to carry out interior works on all days (except Sundays and public holidays), during the day time, between 9 A.M. and 6 P.M. only. No person / interior worker shall be permitted to reside in the Flat during the period of execution of interior works.

- 8.4. The Developer herein or the maintenance agency appointed by it do not owe any responsibility for any breakages or damages caused to any of the finishing works or to the structure / Flat already handed over to the Flat Owners / Occupier but originally carried out by the Developer herein. While undertaking the interior works, if any damage is caused to the structures or facilities in the common areas and facilities in the Project, the Flat Owner shall bear and pay the charges incurred by the Developer herein or the association of flat owners, as the case may be, towards undertaking repair of the same and the Flat Owner shall pay the amount as demanded by the Developer herein or association of flat owners, as the case may be. The quantum of (A) amount assessed for such repairs; or (B) any other penalties or charges that are required to be paid in respect of such damages and the consequent repairs to be conducted; shall be as assessed and determined by the Developer herein or the maintenance agency or the association of flat owners, as the case may be and as applicable, at their sole discretion and the same shall be final and binding on the Flat Owner.
- 8.5. The Developer herein is not answerable for any thefts during the course of the interior works.
- 8.6. The interiors should be completed within 3 (three) months from the date of handing over of possession of the Flat. The Flat Owner / Occupier shall pay a penalty of Rs. 3,000/- per month (along with additional applicable taxes, if any) for interiors done beyond the said 3 (three) months period. It is clarified that in the event the Flat after being handed over remains unoccupied and no interior works are commenced or initiated on the same, the aforesaid period of 3 (three) months would commence from the date of commencement or initiation of interior works and no such penalty as set out above would be applicable until the expiry of the said 3 (three) months period. If so demanded by the Developer, the Flat Owner / Occupier shall, prior to initiating any interior works, provide an account payee cheque amounting to Rs. 15,000 (Rupees Fifteen Thousand Only) towards caution deposit towards the above charges and the same shall be returned to the Flat Owner / Occupiers at the end of interior works (to be done as per the guidelines) after adjusting any expenses that the Developer may incur.
- 8.7. All dust and wastage from the interior works shall be removed from the Project premises by the Flat Owner in such manner as prescribed by the Developer or its authorised representatives or the Association, as the case may be. In the event of the Flat Owner or his interior works vendor/contractors, leaving the dust and wastage unremoved during the time of interior works carried out by the Flat Owner, the Developer will get the same removed and in such an event, the Flat Owner shall pay the cost for removal at actuals including a penalty of Rs. 3,000/- (along with additional applicable taxes, if any) for every single clearance / trip, towards labour, transport and administrative charges to the Developer or its nominees or the authorised representatives of the Association, as the case may be. Since such activities to be carried out by the Developer or the Maintenance Agency as set out above are conducted in common for multiple flats at the same time and since maintenance of separate accounts in this regard is not possible, the Developer or the Maintenance Agency shall not be obliged to produce any proof of actual expenses or costs incurred in conducting these activities.

8.8. Before the pre-paid facility maintenance commences as set out in the Agreement, in the event the Flat Owner / Occupier occupies the Flat for any reason whatsoever (including for any interiors / fit-outs, if applicable), the Flat Owner / Occupier hereby agrees and undertakes to pay in advance, to the Developer, by the 5th day of every month, Rs. 5000/- (Rupees Five Thousand Only) (plus additional applicable taxes) per month (or such other increased amounts as decided by the Developer) towards the power charges for electricity and towards water consumed during such period of occupation by the Flat Owner / Occupier from the date of handover till the announcement of commencement of pre-paid facility maintenance. The Flat Owner / Occupier also agrees and undertakes to pay, Rs. 5/- (exclusive of taxes such as GST, which shall be borne by the Flat Owner / Occupier) per Sq. ft. of saleable area per month along with additional applicable taxes towards expenses for minimal maintenance of the facility, till the commencement of pre-paid facility maintenance, to the Developer. It is clarified that the above period (i.e., the period prior to the commencement of the facility maintenance period), for which the fixed facility maintenance charges are collected from the Flat Owner in advance shall not be counted against the fixed facility maintenance period of 2 (two) years as agreed in the Agreement. Accordingly, the Fixed Facility Maintenance Charges (as set out in the Agreement) as payable by the Flat Owner to the Developer or its nominee shall be deemed to have been paid by the Flat Owner for the period of 2 (two) years commencing from the date of announcement by the Developer (that the administration and maintenance has become operational) in the manner set out in the Agreement.

8.9. The Flat Owner / Occupier shall, and shall ensure that their interior works' vendors/ contractors shall, always adhere to and follow strictly all interior works guidelines / rules/ regulations as may be issued by the Developer or the maintenance agency appointed for the Project from time to time and shall co-operate with the authorized representatives of the Developer or the maintenance agency for any inspection of the Flat at the time of undertaking the interior works.

9. CORPUS FUND

9.1. The Developer herein has decided to float a Corpus Fund for the entire Project which is payable by the Flat Owners/their successors of the residential apartments/ flats, as the case may be, at a time prior to the delivery of the possession of the Flat/s to the Flat Owner/s / Occupier/s and such Corpus Fund is fixed at the rate of Rs. 75/- per sq. ft. towards Corpus Fund. The Flat Owner / Occupier herein hereby agrees and undertakes to pay the said amount of Corpus Fund to the Developer herein at a time prior to the delivery of the possession of the Flat/s to the Flat Owner/s / Occupier/s. Such fund will be established with the Developer herein and after the construction of the Project is completed in all respects, the said fixed Corpus Fund (without accounting for any interest etc.) will be transferred, handed over and made over to the Association or Society formed among the owners of the apartments/flats in the complex after its formation simultaneously along with the handing over of the facility administration, common areas and designated amenities areas to the association.

9.2. Upon the corpus fund being handed over to the association of owners at the time of the Developer handing over the facility maintenance to the association of owners, the Association of owners shall keep the said Corpus Fund always in a fixed deposit with any Nationalized Bank/ Scheduled Bank and the interest/returns earned on such investments from time to time shall be utilized to meet the special maintenance expenses and capital expenses to be incurred for repairs and replacement of the major items relating to the facility, the common areas and designated amenities such as generators, motors, water pumps, common lawns, elevators, gates, laying of roads/driveways, periodical painting of exteriors and common areas of the complex, pipelines, designated amenities and facilities, tot lot, children play area facilities etc. and if at any point of time, such interest generated/earned on the Corpus Fund is not sufficient to meet such expenditure, such residue/ deficit required shall be contributed by all the owners of the apartments/flats in the entire Complex in the same proportion in which they contribute the facility maintenance charges.

10. FACILITY MAINTENANCE; FACILITY MAINTENANCE CHARGES

10.1. The Flat Owner shall pay to the Developer herein at a time prior to the delivery of the possession of the Flat/s to the Flat Owner/s / Occupier/s, a sum of Rs. 120/- per sq. ft. (exclusive of taxes such as GST, which shall be borne by the Flat Owner) as one-time payment towards "**Fixed Facility Maintenance Charges**" for an initial period of 2 (two) years **with effect from the date on which the Developer herein announces that the administration and maintenance of the Project/Building or phases of construction has become operational**. The Flat Owners' payment towards Fixed Facility Maintenance Charges as set out above may be spent at the Developer's discretion, by the Developer (or maintenance agency appointed by the Developer) *inter alia* for:

- (i) Salaries and wages payable to the facility manager and all other property management staff including plumbers, electricians, gardeners, pumps, generator and STP operators, accountants and all other staff appointed;
- (ii) Running of facility maintenance common services that are security and housekeeping services for the Building.
- (iii) AMCs of lifts, header pump sets, generators and fire equipment (specifically limited to fire extinguishers, jockey pump, hydrant pump and diesel generator pump).

For the sake of clarity, such payment towards the Fixed Facility Maintenance Charges is separate and distinct from Variable Facility Maintenance Charges (as referred to hereunder) which shall be utilized in the manner set out below.

10.2. The Developer shall be solely entitled to decide on such date of operationalization of the administration and maintenance of the Project or phases of construction. No separate or individualised communication in this regard will be provided to the Flat Owner / Occupier or to the association / society of flat owners.

10.3. Any references in hereunder to maintenance / common area maintenance shall mean and refer to the facility maintenance and similarly all references to maintenance charges / common area maintenance charges shall mean and refer to the Facility Maintenance Charges set out above.

10.4. Variable Facility Maintenance Charges (FMV Charges):

10.4.1. In addition to fixed facility maintenance charges as set out above, the Flat Owner / Occupier shall also regularly pay FMV Charges in respect of the services set out below.

10.4.2. The Flat Owner / Occupier from and after the date of issue of the notice from the Developer to such Flat Owner / Occupier to take possession of the Flat, shall regularly pay the FMV Charges at regular intervals determined by the Developer or maintenance agency or owner's association, as the case may be (whether prepaid or postpaid) irrespective of the fact whether possession of the Flat has been taken or not or if the same has been occupied by the Flat Owner / Occupier or not.

10.4.3. The Flat Owner / Occupier shall also further pay to the Developer or maintenance company or owner's association, as the case may be, the following variable facility maintenance charges and related expenses in proportion to the Flat area, as and when such variable facility maintenance related expenses are incurred by the Developer or maintenance agency or owner's association, as the case may be, at the discretion of the party maintaining the facilities:

- (i) Cost of repairs and replacement of fittings (electrical or plumbing or any other) and electric bulbs, lights in all common areas (including staircases, corridors, podium areas, designated areas of the Amenities Block, basements and open areas etc.);
- (ii) Cost of repairs and replacement of all pumps, DGs, transformers, motors, ventilation fans, lifts, lawns, gates, roads, pipelines, other facility equipment etc.
- (iii) Painting of common areas, roads/driveways, designated areas of the Amenities Block, external areas and the compound, if undertaken;
- (iv) Underground tank cleaning expenses, whenever done and charges for water tankers, if any used;
- (v) Expenses for sludge removal tankers, if used;
- (vi) Such other expenses which are common to all flats / units and not attributable to any unit in particular but relates to the development or maintenance of the facility in general;
- (vii) The renewals of fire department compliance certification fees, electricity department compliances and any other statutory compliances fees as applicable and associated incidental expenses;
- (viii) All taxes payable, service charges and all other incidental expenses in general;
- (ix) Any other deposits / fees / charges / taxes or increments thereof, including but not limited to any consumption deposits etc., as intimated from time to time by the electricity / water or any other utility service providers.

Since these FMV Charges are variable in nature, the total expenditure amount shall be divided proportionately among all the unit/flat owners and billed to each flat owner proportionately on a regular basis as determined by the Developer and subsequently as determined by the association of owners (upon the facility maintenance being handed over to it).

10.5. If any point of time, during the period of above 2 (Two) years, if such one-time payment made towards common area maintenance charges are not sufficient to meet the expenditure to be incurred, the Flat Owner / Occupier herein and all other purchasers/s shall pay such additional sums from time to time as per the demand made by the Developer herein without raising any objection of whatsoever nature.

10.6. After the expiry of the initial period of 2 (two) years, the Developer herein agrees to transfer the administration of maintenance of the common areas of the Project to the Owners Association. Accordingly, upon expiry of the said initial period of 2 (two) years, the Flat Owner / Occupier herein and all other owners/occupants of the apartments/ flats in the Project shall regularly pay proportionate monthly/regular maintenance charges to the association of owner/s. Such maintenance charges fixed by the Developer or the Owners Association, as the case maybe, shall be final and binding on all the owners of flats.

10.7. All infrastructural facilities including the equipment lifts, header pump sets, generators and specific fire equipment such as fire extinguishers, jockey pump, hydrant pump and diesel generator pump (the choice of such infrastructural facilities being at the discretion of the Developer or the Association executing the facility maintenance) shall be covered by appropriate annual maintenance agreements with the authorized service providers, and the costs of such AMC shall be part of the maintenance charges payable by the occupants, as may be decided by the Developer or the Association executing the facility maintenance, as the case may be.

10.8. The Flat Owner / Occupier shall permit the Developer and/ or maintenance agency and/or Association, as the case may be, their respective agents, with or without workmen, at all reasonable times, to enter into and upon the Flat or any part thereof for the purpose of repairing, maintaining, re-building, cleaning and keeping in order and condition all services, drains, or other conveniences belonging to or servicing or used for the Flat and also for the purpose of laying, maintaining, repairing and testing drainage, water pipes and electric wires and for similar purposes and also for the purpose of cutting off the supply of water, electricity, gas and other facilities etc., to the Flat in case the Flat Owner / Occupier has defaulted in paying his/her/ their share of the water, electricity, gas, and any other charges and common expenses.

10.9. In the event of default committed by the Flat Owner / Occupier in payment of the monthly / regular maintenance charges on or before stipulated date, the Developer or the owners association or maintenance agency shall have irrevocable power and authority to disconnect water and power supply and all other common supplies to the respective residential flat/s in respect of which the default is committed.

6. UTILITIES; UTILITY BILLS; OTHER SERVICES

- 11.1. Utility bills for the electricity (supplied by TSSPDCL and / or generated through DGs), water (municipal water charges, purchased water tanker charges etc.) and gas:
- (A) relating to the Flat shall be payable by the Flat Owner / Occupier as per the bills raised by the Developer from time to time. Such bills raised by the Developer shall also account for and include any charges that may be incurred for surgical losses etc. It is also clarified that the power generated through the DGs and the supply thereof shall be billed to the flat / unit holders in the Project at such rate as determined solely by the Developer or the Association of Owners, whoever is in-charge of facility maintenance.
- (B) relating to (i) the common areas and facilities i.e. proportionate electricity and water charges for common areas and facilities (including staircases, corridors, open areas, basements and podium areas); (ii) all areas/facilities designated for community usage in the Amenities Block; and (iii) any other common services used in common (including but not limited to salaries and wages of utility bill collection executives/ accountants etc.) shall also be payable by the Flat Owner / Occupier as per the bills raised by the Developer or the maintenance agency or the Association of Owners, whosoever is in-charge of facility maintenance.
- 11.2. The Developer is contemplating to obtain power supply to the "ASBL LANDMARK" in the name of the Association and the Association shall in turn supply power to the Flat and all other flats in the Project and the electricity consumed by the Flat and all other flats will be arrived at based on the sub-meters provided to the flats and the common areas and the respective flat owners shall pay the monthly/ regular bills to the Association as per the readings of the sub-meters or in any other mode and manner as decided by the Developer or the maintenance agency during the initial period (when the Developer or the maintenance agency are undertaking the facility maintenance) or the Association thereafter, as the case maybe.
- 11.3. All service providers for the Project including but not limited any satellite / dish television service providers, intercom service provider, internet service providers, gas, water and electricity service providers, grocery / supermarket / medical store, temporary food / retail / service kiosks etc. shall be appointed by the Developer at its sole discretion and the Developer shall solely be entitled to negotiate and finalise any contracts with such service providers or vendors on such terms as acceptable to the Developer. The Developer, until the handover of the facility maintenance of the Project to the Association, shall be entitled to retain to its own benefit and account any revenue generated in relation to such contracts with third party service providers / vendors.
- 11.4. The Flat Owner / Occupier shall not be entitled to use, obtain or install services from any other service provider / utility provider other than as decided and finalized by the Developer at its discretion.
- 11.5. The Flat Owner / Occupier shall pay the Developer prior to the handover of the Flat to him / her, an amount of Rs. 15,000/- (Rupees Fifteen Thousand Only) per flat towards pre-paid utility expenses. The Flat / Owner / Occupier shall also maintain a minimum balance of the Rs. 5,000/- (Rupees Five Thousand Only) towards such pre-paid utility expenses with the Developer. The Developer shall be entitled to revise the aforementioned minimum balance amount to be maintained from time to time.
- 11.6. For the security and maintenance of the Project, the Developer shall provide an intercom facility and the Flat Owner / Occupier shall regularly pay such fees / charges as may be decided by the Developer in this regard towards the said intercom facility.
- 11.7. In relation to infrastructure facilities like water connection from HMWSSB or any equivalent authority or in relation to the electricity supply from TSSPDCL or such other relevant authority / company, it is agreed hereunder that: (a) In the case of water connection / supply, the actual connection or supply of water from such authority may occur or be commenced after the date of handover of the Flat to the Flat Owner / Occupier; and (b) In the case of the electricity connection, while the Flat and / or the Project may initially have a non-residential power line / connection, the residential power line / connection may be provided after the date of handover of the Flat to the Flat Owner / Occupier. The Flat Owner / Occupier shall not refuse or reject the handover of the Flat on the grounds set out in sub-clauses (a) and (b) above.

12. AMENITIES BLOCK AND RELATED FACILITIES

- 12.1. The facilities provided in the Amenities Block or at any other spaces in the Project (other than such areas or facilities as specified to the contrary in this Clause 12) are available for the benefit of the Flat Owner / Occupier of all the apartments in "ASBL Landmark", as per the terms and conditions and payment of the user charges as prescribed by Developer or by agency appointed by Developer or the owner's association, as the case may be (i.e. whosoever is in-charge of the facility maintenance). All the Flat Owners of the Project are entitled to avail facilities of the Amenities Block or at any other spaces in the Project, as per the terms and conditions and upon payment of user charges as fixed by the management of the Amenities Block or the service provider, as the case may be, each of who shall be initially appointed by the Developer or the maintenance agency and if so applicable by the Association (after the handover of the facility maintenance to the Association). Until the handover of the facility maintenance of the Project to the Association, the user charges for utilization of any of the Amenities Block and other facilities in the Project shall be determined solely by the Developer and the Developer shall be entitled to retain and keep to its own benefit and account all revenue that may be generated from the usage of the amenities and facilities.

- 12.2. The facilities of the Amenities Block or related facilities including garden / green area / open areas (other than such areas as specified hereunder to the contrary) in the Project are available for the benefit of the owners / occupants of the Flats / Units in the Project and in the event of transfer of ownership of the Units / Flats, the transferee will be automatically entitled to the benefits of the Amenities Block and other amenities and facilities in the Project and the transferor shall cease to be the member of the same. The entitlement to use such areas will be transferred to the transferee of the Unit / Flat, provided there are no dues pending on the Unit / Flat or towards facility maintenance expenses (whether fixed or variable or otherwise) or utility bills. Further, the ceased transferor shall not be entitled for the reimbursement of membership amounts or user charges or any other amounts paid and however he / she / they may charge from their prospective buyers. No owners/s / purchaser/s of units / flats in the Project shall get any exemption from the payment of user charges and these charges may change time to time at the discretion of the Developer or by agency appointed by Developer or the owner's association, as the case may be (i.e., whosoever is in-charge of the facility maintenance).
- 12.3. The Developer shall have an absolute right of ingress and egress to the Amenities / facilities by using the roads/ driveways and other facilities in the Project by themselves and by their agents, servants, members, invitees, guests, visitors, authorized/permited by them etc.
- 12.4. As long as the administration of maintenance of common areas, amenities and facilities are undertaken by the Developer herein, the Developer herein shall also undertake the management and administration of the all such facilities in the Amenities Block / Project. It is further agreed that Developer herein either by itself or through an agency appointed by it can undertake administration of maintenance of the said facilities comprised within the Amenities Block / Project and thereafter the activities shall be run by the Owners' Association/s.
- 12.5. The Developer herein shall have absolute authority and discretion to provide licenses, contracts and permits to various agencies for undertaking facility maintenance and also for establishment of various services and facilities etc. in relation to the Amenities Block, the Common Areas (or any portions thereof including areas demarcated as 'Urban Corridors' etc.) and other facilities in the Project. All the contracts (and the terms and conditions contained therein) to be entered by the Developer herein with various agencies for providing the above facilities (such as supermarkets, salons, creche and any other facilities planned in the Project including within the Amenities Block, the Common Areas and within the areas demarcated as 'Urban Corridors' etc.) and their tenure shall be binding on the Association to be formed among the owners of the apartments/flats in the Project to whom the Developer herein will hand over the facility maintenance and the designated areas of the Amenities Block and its facilities and also within the Common Areas.
- 12.6. It is clarified that non-completion or non-operation of any facilities and amenities to be made available to the Flat Owner / Occupier or related facilities and amenities in the Project including the Amenities Block, garden / green area / open areas for a period of (1) one year beyond completion of the Project shall not be deemed as delay in handing over the possession of Flat to the Flat Owner / Occupier. The Flat Owner / Occupier shall accept and take possession of the Flat even if the said facilities and amenities in the Amenities Block and other areas including the Amenities Block/ garden / green area / open areas are not complete or are non-operational.
- 12.7. As regards the swimming pool, gym facility and other sports / games facilities provided in the Project, the same shall be strictly for the use and enjoyment of the Flat Owner / Occupier (who at such point of time holds the club membership in his/her name) and no third party shall be allowed to use the said facilities. Provided however that the Developer or the Maintenance Agency, may register any requests from the Flat Owners / Occupiers, as the case may be, for the usage of the above facilities for a limited period of time (as prescribed by the Developer) by any third parties (with the Flat Owner / Occupier always accompanying them during such usage) after collecting relevant details and an additional usage fee (as prescribed by the Developer) from the third parties. It is also clarified that the coaches / trainers in any or all of the above-mentioned facilities as set out above may be, at the discretion of the Developer, be provided by the Developer or the Maintenance Agency only. No personal coaches / trainers shall be allowed. It is clarified however that nothing contained hereunder shall be deemed to obligate the Developer or the Maintenance Agency to provide / appoint such coaches / trainers.
- 12.8. All amenities and facilities in the Project (including but not limited those provided in the Amenities Block) shall be provided on a 'first come-first served basis'.
- 12.9. The Flat Owner / Occupier and other users of the Amenities Block / facilities are liable to pay the user charges for the usage of facilities provided in the Project as fixed by the Developer or maintenance agency or by the Owners' Association, as the case maybe (i.e., whosoever is in-charge of the facility maintenance). The Flat Owner / Occupier shall pay the above-mentioned charges in advance (i.e., prior to the actual usage) in respect of the facilities and further shall not seek any discount or reduction in user charges for usage of the said facilities or amenities.
- 12.10. For the purposes of the facilities and areas contained within the 'Urban Corridor', it shall always be deemed that the terms and conditions as set out in this Clause 12 (as applicable to the Amenities Block) shall be mutatis mutandis applicable to all facilities and areas contained within the said 'Urban Corridor'.

13. SOCIETY MEMBERSHIP:

- 13.1. The Developer, with the cooperation of the other unit/flat holders in the said Project, is authorized and empowered to get the Association formed among the ultimate unit/flat holders and get the same registered under Applicable Laws by nominating an ad-hoc committee and once an Association is formed and registered, all the other unit/flat holders from time to time shall automatically become members by payment of admission fee as maybe decided by the Developer and shall subscribe to the said Association's bye-laws. Further, it is the irrevocable obligation of each of the unit/flat holders to become members of such Association. There shall be only one Association amongst all the owners and forming of parallel associations is strictly not allowed.
- 13.2. The Developer is entitled to co-ordinate among all the unit/flat holders of the entire Project by providing all the required information for admitting themselves as members in the association floated under the Telangana Societies Registration Act, 2001 (or such similar legislation as prescribed by the relevant authorities for the purposes of residential apartment societies) or any other applicable law, in such name which shall be decided by the Developer and execute any other registrations if required.
- 13.3. The unit/flat holders shall, from time to time, sign all the applications, papers and documents and do all acts, deeds and things as the Developer or Association may require.
- 13.4. The unit/flat holders shall observe and perform all the provisions of the bye-laws and/or the rules and regulations of the Association of unit/flat holders of the Project including any additions, alterations or amendments thereof for the observance and carrying out the Building Rules and Regulations of the Authorities and other local and/or public bodies and Bye-laws of the Association of the owners of the Project.
- 13.5. Other conditions relating to the Association of unit/flat holders:
- (a) Once an Association of unit/flat holders is formed and registered in terms of this Clause 13 above, all the purchasers of the flats in the Project from time to time shall automatically become members by payment of nominal admission fee and shall subscribe to its Bye-laws in the manner set out in this Clause 13 above.
- (b) Upon the Developer or the maintenance agency nominated by it handing over the facility maintenance to the Association formed among the ultimate unit/flat holders, the Association formed among the ultimate unit/flat holders shall be absolutely entitled to undertake and administer the facility maintenance and such purchasers' association shall be fully empowered to exercise all the powers vested in it in terms of its Bye-laws. The main purpose and object of such association is to take over accounts/finance of the building and the facility maintenance of "**ASBL Landmark**" at such time as set out above and properly manage all the affairs for the welfare and comfort of its members and provide the facilities to the occupants and collect the fixed and variable maintenance charges.

- (c) Upon the Developer or the maintenance agency nominated by it handing over the facility maintenance to the Association formed among the ultimate unit/flat holders, the Association formed among the ultimate unit/flat holders shall also be responsible for all common areas, amenities, roads/driveways, and also amenities / facilities which are common to all the members and the expenses therefor shall be incurred from and out of the funds contributed by all the owners in the Project on a regular basis.
- (d) It is understood by the Flat Owner / Occupier that the Developer or the maintenance agency nominated by it shall be in control of the facility maintenance and administration of all common areas in the Project in terms of Clause 10 above and accordingly, the responsibilities of the society / association and the actual enforcement of the bye-laws that may be put in place for the association/society during such period of maintenance by the Developer (or the maintenance agency nominated by it) shall be minimal in nature. Further, in view of the same: (i) the initial bye-laws during such period of maintenance by the Developer (or the maintenance agency nominated by it) shall be put in place by the Developer; and (ii) the Association / Society to be formed by the Developer shall be of an ad-hoc nature until the end of the facility maintenance period by the Developer and further such Association / Society may not maintain a full strength office and / or any records related to the regular functioning of such Association / Society. The Flat Owner / Occupier hereby acknowledge(s) and agree(s) unequivocally that they shall not at any point of time demand the furnishing of such records or other information relating to the Association / Society for the said such period during which facility maintenance and administration of all common areas in the Project is managed by the Developer or the maintenance agency nominated by it.

It is however clarified that after the expiry of the period of maintenance by the Developer (or the maintenance agency nominated by it), the association / society may adopt the same bye-laws (with or without any amendments as suitable to the said association / society) or any fresh bye-laws as such association / society deems fit.

- (e) At the time of transition / handing over of the facility maintenance and administration of all common areas in the Project by the Developer (or the maintenance agency nominated by it) to the Association / Society, the Developer or any agency appointed by it shall call for the elections for electing the general body / committee of the Owner's Association / Society and the Flat Owner / Occupier shall co-operate with the Developer or any agency appointed by it during such election and the subsequent transition of the facility maintenance and administration of all common areas in the Project by the Developer to the elected Association / Society.

Any costs in relation to the conducting of elections and related to the transition / handing over of the facility maintenance and administration of all common areas in the Project by the Developer (or the maintenance agency nominated by it) to the Association / Society shall be borne solely out of the funds of the Association / Society (or in the alternative by all the owners in the Project).

14. OTHER TERMS AND CONDITIONS

- 14.1. In the event of the Flat Owner transferring the ownership of the Flat in favour of any third party after taking the possession, the successive unit/flat owner/s shall obtain No Objection Certificate (NOC) from the Developer initially or the owner's association, as the case maybe, on payment of fee of Rs. 3,000/- (plus applicable taxes) for each time such NOC is requested, failing which all the essential supplies to the Flat will be disconnected till such NOC is obtained. No such request for an NOC shall be entertained by the Developer initially or the owner's association, as the case maybe, until all dues (including penalties etc.) of whatsoever nature payable by the Flat Owner/Occupier have been paid in full to the Developer as of the date of the NOC request by the Flat Owner.
- 14.2. In the event, any of the Unit/ Flat Holders hereto are conveying any part of the constructed areas falling to their respective shares to third parties, such selling Flat Holders shall ensure that these Terms and Conditions are disclosed in full to such third parties and only upon a declaration being provided to the Developer or the Association, as the case may be, by such third party transferee accepting/ agreeing unconditionally to the terms and conditions set out hereunder, shall the Developer or the Association consider any requests for issuance of the NOC for transfer of the Flat to such third parties.
- 14.3. During and in relation to the period of facility maintenance by the Developer, the Flat Owner / Occupier or the Association shall not be entitled to demand or request any details or audit of the Developer's books of accounts in relation to the facility maintenance. The Developer is not be obligated to respond or provide any such details to either the Flat Owner / Occupier or the Association.
- 14.4. At the time of handing over the facility maintenance of the Project to the Association, the Developer shall be entitled to, at its sole discretion, clear, remove and take out for its own use and benefit, any of the equipments, peripherals etc. (which are used in the maintenance of the Project) that the Developer may have placed either within the common areas or within other areas of the Project.
- 14.5. The Unit/Flat Holders in the event of leasing the Unit/Flats shall keep informed the Developer or maintenance agency or the owner's Association about the tenancy of the Unit/ Flat and give all the details of the tenants and occupants. Upon leasing, only the tenant/lessee shall be entitled to make use of the Amenities Block and other facilities in the Project in place of Unit/Flat Holders as temporary members on payment of user charges as applicable. Notwithstanding the leasing, the primary responsibility to adhere to all the rights and obligations of the Unit/Flat Holders contained herein and shall be the responsibility of the Unit/Flat Holders to ensure that the tenant/lessee follows all the rules and regulations that may be prescribed for the occupants of the Project.
- 14.6. Unit/Flat Holders shall use all sewers, drains and water lines now in or upon or hereafter to be erected and installed in the Project in common with the other apartment / Unit/Flat Holders and to permit free passage of water, sanitary, electricity and electrical lines, through and along the same or any of them and to share with the other Unit/Flat Holders.
- 14.7. Unit/Flat Holders shall not have the right to put up any construction or obstruction in the parking space or enclose the same or use/convert it for any purpose other than as car parking space. This space shall be used only for parking light motor vehicles.
- 14.8. Unit/Flat Holders shall maintain at his/her/their own cost the Unit and Parking Space(s) in good condition, state and order and shall abide by all Applicable Laws and answer and be responsible for all notices or violations and of any of the terms and conditions in this document. Further, the Unit/Flat Holders shall maintain good order and follow the instruction of the Developer and/or Association in utilizing the charging stations provided at dedicated spaces in the basement.
- 14.9. Unit/Flat Holders shall not use the Flat/Parking Space/ Garden/Terrace or permit the same to be used for any purpose which in the opinion of the Developer and/or Association to cause nuisance or annoyance to occupiers of the other Units/Flats in the said building, also to the Owners or occupiers of the neighboring buildings and/or Property. The Unit/Flat Holders shall not do anything that may adversely affect the aesthetic appearance/ beauty of the Buildings.
- 14.10. It is expressly agreed that the Developer shall be entitled to put up a hoarding displaying the name of the Developer and / or the name of the Project at such suitable place on the Buildings or in the Project Land (including but not limited to over the terrace, on the façade of the Building or by way of advertising uni-poles placed in the Project Land) and the said hoardings may be illuminated or comprising of neon signs and for this said purpose, the Developer is fully authorized to allow temporary or permanent construction or erection, installation on the exterior of the said Buildings or at such other places in the Project Land at its discretion. The Flat Owners hereby expressly agree and consent to such hoardings being placed by the Developer and agree not to object or dispute the same for any reason whatsoever. The Developer shall be entitled to utilize the unipole/s that may be installed by it not only for the above purposes but also for displaying / marketing the names of its affiliates / group companies and any projects being undertaken by such entities. The Developer shall not be required to make any payments of whatsoever nature either to the Flat Owner/s/Occupier/s or to the owners association, as the case may be, towards the above mentioned hoardings or unipole/s.
- 14.11. Unit/Flat Holders shall use and enjoy all the common areas and amenities such as driveways, parks and open spaces, common electrical lines and lighting, water lines, sewers, drains, pipes, driveways, pavements, club facilities etc., in the Project in common with other owners and other occupants of the Project. The Unit/Flat Holders shall not place objects/things/articles which hinder free use of any common amenities by other occupants in the Project.

- 14.12. All payments to be done by the Unit / Flat Holders in pursuance of these terms and conditions shall be payable by such Unit / Flat Holders through cheques / UPI payments to such designated accounts as prescribed by the Developer. No cash payments shall be allowed.
- 14.13. Until handover of the facility maintenance of the Project to the Association, the entire manpower resources will be under the control and instructions solely of the Developer and such teams / resources are not obliged to follow or accept any instructions either from the Association or from any individual Unit / Flat Owner.
- 14.14. The Developer or the Maintenance Agency shall at no point of time have any responsibility to arbitrate or resolve any disputes, disturbances, nuisance etc. between and amongst the Unit / Flat Holders.
- 14.15. All security norms and conditions prescribed by the Developer shall be followed by the third parties / visitors to the campus of the Project.
- 14.16. No Unit / Flat Holders can get exempted from the liability for contributing towards common expenses, by waiving their use or enjoyment of any common areas and facilities or by abandonment of the apartment allotted to / purchased by them and/or facilities in the Project and such common expenses / maintenance charges shall be paid by the owners of the flats whether such flat is occupied or not and the facilities are used or not. It is the primary responsibility and obligation of the Unit / Flat Holders to pay the same being the owner of the apartment/flat irrespective of any lessees / tenants / occupiers being the actual users of the apartment allotted to / purchased by them.
- 14.17. In addition to the corpus fund and the Fixed Facility Maintenance Charges as agreed to be paid by the Flat Owner under this Agreement, the Flat Owner shall also pay to the Developer or its nominees prescribed "move-in charges" for handover orientation which shall be payable prior to the time of handover of the Flat to the Flat Owner / Occupier. Such "move-in" charges as set out as Rs. 25,000/- per unit (exclusive of GST payable at the rate of 18%).
- 14.18. Unit/Flat Holders with intention to bring all persons unto whatsoever hands the said premises may come, doth/do hereby covenant with the Developer as follows:
- (i) Not to demolish or cause to be demolished the any part of the premises, nor at any time make or cause to be made any addition or any alteration in the elevation and outside colour scheme of the Building/s and shall keep the portion, sewers, drains pipes in his/her/their Unit/Flats and appurtenances thereto in good tenable condition and in particular, so as to support, shelter and protect the other parts of the Project.
 - (ii) Not to cause for any modifications of construction other than the internal non-structural modifications of the Flat.
 - (iii) Not to use or permit the use of Flat in a manner which would diminish the value or the utility therein of the purchasers of other apartment owners of the complex.
 - (iv) Not to make any separate arrangements for facility maintenance.
 - (v) Not to chisel or in any other manner causing damage to columns, beams, walls, slabs or R.C.C. pards or other structural members in the said premises without the prior written permission of the Developer and/or the owner's Association of the Project as the case maybe.
 - (vi) Not to alter the colour scheme in the balconies, common areas and exterior facade of the Project.
 - (vii) Not to close or use the lobbies, corridors, stairways, passages and parking spaces and other common areas.
 - (viii) Not to erect any permanent or temporary structures in the common areas, corridors, stairs, and lift lobbies of the Project.
 - (ix) Not to create nuisance or annoyance or damage to other occupants and owners by allowing pounding, running machinery and causing similar disturbances and noises.
 - (x) Not to use any spaces left open in the Project Land or the Project for parking any vehicles or to use the same in any manner other than as prescribed by the Developer.
 - (xi) No sign board, hoarding or any other logo or sign shall be put up by the Flat Owner / Occupier on the exterior of the Building or on the outer wall of the apartment.
 - (xii) Not to fix the rods or extend the railings of the balconies (if any) of the Project for the purpose of drying of cloths, keeping flowerpots etc. or for any other purposes.
 - (xiii) Not to erect any grills on the corridors / balconies of the Project and shall not be allowed to use any part of the corridors/common areas as his/her/their own area except for common usage along with the other owners of the residential Unit/Flats in the Project.
 - (xiv) Not to alter the front, side and rear elevations of the apartment at any time.
 - (xv) The name and/or apartment number of the Flat Owner / Occupier shall be put, in standardized letters and coloring only at the location/board that may be designated by the Developer or the association of owners (at the time when the facility maintenance is handed over to such association) at a place earmarked for the said purpose and at the entrance door of the particular apartment but at no other place in the building and the number shall not be altered.
 - (xvi) Not to throw water, dirt, rubbish etc. in open places and common areas.
 - (xvii) Not install machinery, store/keep explosives, inflammable/ prohibited articles which are hazardous, dangerous or combustible in nature in Unit/Flat/s.
 - (xviii) Not refuse to pay subscription and other charges as demanded for use and enjoyment of common facilities in the Project. Further, not to default in payment of any taxes or levies to be shared by the other apartment owners of the Project Land.

- (xix) Not request or demand for any customization of any Units / Flats in the Project;
 - (xx) If the Unit/Flat Holders violate any of above terms, the Developer or the maintenance agency or the Association/Society, as the case may be, shall have right to remove such encroachments and breaches without any notice and charge such Unit/Flat Holders the costs incurred in restoring it to the original state and an additional penal charge as may be determined by the Developer or the maintenance agency or the Association/Society, as the case may be.
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I/We the Applicant(s) do hereby agree and acknowledge to each of the terms and conditions set out above. I/We hereby confirm and undertake that I/we have exercised my/our own judgment after having independently read and understood the terms hereof and the legal import thereof and have fully understood the same and I/we further undertake to abide by the same. All my/our necessary clarifications and explanations required/ requested by me/ us have been reasonably and satisfactorily provided and addressed to me/us by the Developer. (to be used at the time of booking / Agreement of Sale / Sale Deed)

Date:

Place:

Name of the Flat Owner:

Unit No:

Registered Phone No./Email ID:

Name of the Co-Owner (if applicable):

Unit No:

Registered Phone No./Email ID:



ASBL LANDMARK

Building Permit No: 2527/GHMC/KPL/2024-BP
TG RERA No: P02200008770

Contact: +91 804 524 8944
asbl.in/landmark

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