			same are non-refundable to the Allottees/s or any other allottees of Association/Apex; **The Allottee/s shall pay the following amount to the Promoters, (as per clause 22.3 of this Agreement) upon receipt of Occupancy Certificate in respect of the Said Apartment** **Sr. No. / Particulars / Amount** (ii) Advance Adhoc Maintenance Charges towards the Real Estate Project for 12 Months — Rs. (iii) Advance Adhoc Maintenance Charges towards the Property to be Transferred to the Apex for 24 Months — Rs.
10, 12 & 15	10. The Allottee shall on or before delivery of possession of the said premises keep deposited with the Promoter, the following amounts :- (i) Rs. ..... for share money, application entrance fee of the Society or Limited Company/Federation/ Apex body. (ii) Rs. ..... for formation and registration of the Society or Limited Company/Federation/ Apex body.	22.7, 22.8, 22.9, 22.10, 22.11 at Page 30, 31 & 32	22.7. The Allottee/s shall keep deposited with the Promoter an amount as detailed in the FOURTH SCHEDULE hereunder, towards "Refundable Deposit". The said Refundable Deposit shall remain with the Promoter and shall not carry any interest. The Allottee/s agrees and confirms that upon conveyance and/or handover to the Apex Body, the said Refundable Deposit shall be handed over to the Apex Body, subject to deduction of any dues, if any, payable by the Allottee/s and/or Society/Association; 22.8. The Allottee/s shall, on or before the Handover Date, pay to the Promoter, the Building Protection Deposit set out in the FOURTH SCHEDULE hereto. This Building Protection

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	(iii) Rs. ..... for proportionate share of taxes and other charges/levies in respect of the Society or Limited Company/Federation/ Apex body (iv) Rs. .....for deposit towards provisional monthly contribution towards outgoings of Society or Limited Company/Federation/ Apex body. (v) Rs..... For Deposit towards Water, Electric, and other utility and services connection charges & (vi) Rs _____ for deposits of electrical receiving and Sub Station provided in Layout		Deposit shall be returned to the Allottee/s after completion of fit-out/interior work by the Allottee/s, if any, and subject to the fit-out guidelines of the Promoter; 22.9. The Allottee/s hereto agrees and acknowledges that, in order to claim the return of the said Building Protection Deposit, the Allottee/s shall notify the Promoter about completion of all fit-out or interior works in the Said Apartment. On receiving this notification, the Promoter's representatives/ nominees shall inspect the Said Apartment, its immediate vicinity, lift lobbies, etc. for compliance with fit-out guidelines/policy. If all changes made by the Allottee/s are in adherence to permissible fit-out guidelines/policy, then the Building Protection Deposit shall be returned; 22.10. In the event any violations in fit-out guidelines/policy are observed by the Promoter's representatives/ nominees, then the same shall be intimated to the Allottee/s and the Allottee/s shall get the same rectified within 15 (fifteen) days from the date of the said intimation at Allottee/s' cost and risk. In the event the Allottee/s fails to do the same, then the Promoter shall get the same rectified at cost and risk of the Allottee/s. The Allottee/s shall be solely responsible for all costs incurred in this regard, which shall be recovered from the Building Protection Deposit; 22.11. Until formation of Association, the property tax and NA tax (hereinafter referred to as "Property Tax & NA Tax"), as determined from time to time, shall be borne and paid by the Allottee/s. Property Tax & NA Tax is exclusive of consideration / levy / charges, etc. After formation of the Association, the

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Property Tax & NA Tax as determined from time to time, shall be borne and paid by the Association. The said amount shall be paid by the Allottee/s or the Association (as the case may be) on or before 30th April of each financial year in advance, based on the estimate provided by the Promoter/facility management agency for the next financial year, which shall be provided on or before 15th April of the relevant financial year. If the Allottee/s or the Association fails to make the Property Tax & NA Tax on or before 30th April of each financial year, in advance, for the next financial year, the Allottee/s and/or the Association shall be liable to pay interest as levied by the concerned authorities together with late payment charge amounting to 5% (five per cent). The Promoter shall not be responsible for any penalty/delay/action on account of such the Property Tax & NA Tax amount payable to the authority and the same shall entirely be to the account of the Allottee/s and/or the Association;

~~The Allottee shall on or before delivery of possession of the said premises keep deposited with the Promoter, the following amounts :~~

~~(i) Rs. ..... for share money, application entrance fee of the Society or Limited Company/Federation/ Apex body.~~

~~(ii) Rs. ..... for formation and registration of the Society or Limited Company/Federation. Apex body.~~

~~(iii) Rs. ..... for proportionate share of taxes and other charges/levies in respect of the~~

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			~~Society or Limited Company/Federation/ Apex body~~ ~~(iv) Rs. .....for deposit towards provisional monthly contribution towards outgoings of Society or Limited Company/Federation/ Apex body.~~ ~~(v) Rs..... For Deposit towards Water, Electric, and other utility and services connection charges &~~ ~~Rs _____ for deposits of electrical receiving and Sub Station provided in Layout~~ **The Allottee/s shall pay the following amount to the Promoters, (as per clause 22.3 of this Agreement) upon receipt of Occupancy Certificate in respect of the Said Apartment** **Sr. No.** / **Particulars** / **Amount** (i) Share Application Money — Rs. (iv) Refundable Deposit to be refunded to the to the Apex Body (subject to deduction of dues, if any) upon transfer/assign/sub-lease the Property to be Transferred to the Apex — Rs. (v) Club House Charges (vi) Infrastructure charges (vii) Building Protection Deposit
12	At the time of registration of conveyance or Lease of the structure of the building or wing of the building, the Allottee shall pay to the Promoter, the Allottees' share of stamp duty and	22.12 at Page 32	At the time of registration of the deed for the transfer/assignment/sub-lease ~~conveyance or Lease~~ of the structure of the Real Estate Project (excluding basements and the podiums) ~~building or wing of the building~~, the Allottee/s shall pay to the Promoter, the

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	registration charges payable, by the said Society or Limited Company on such conveyance or lease or any document or instrument of transfer in respect of the structure of the said Building /wing of the building. At the time of registration of conveyance or Lease of the project land, the Allottee shall pay to the Promoter, the Allottees' share of stamp duty and registration charges payable, by the said Apex Body or Federation on such conveyance or lease or any document or instrument of transfer in respect of the structure of the said land to be executed in favour of the Apex Body or Federation.		Allottees' share of stamp duty and registration charges payable by the Association ~~Society or Limited Company~~ on such transfer/assignment of leasehold rights / sub-lease ~~conveyance or Lease or any document or instrument of transfer~~ in respect of the structure of the Real Estate Project (excluding the basements and the podiums) ~~Building /wing of the building~~ in favour of the Association by the Promoter. At the time of registration of the deed for the assignment/ sub-lease ~~conveyance or Lease~~ of the Property ~~project land~~ to be Transferred to the Apex in favour of the Apex Body by the Promoter, the Allottee/s and/or the Association shall pay to the Promoter, the Allottees'/Association's share of stamp duty and registration charges payable by the said Apex Body ~~or Federation~~ on such document ~~conveyance or lease or any document or instrument of transfer in respect of the structure of the said land~~ to be executed in favour of the Apex Body ~~or Federation:~~
15	The Promoter shall maintain a separate account in respect of sums received by the Promoter from the Allottee as advance or deposit, sums received on account of the share capital for the promotion of the Co-operative Society or association or Company or towards the out goings, legal charges and shall utilize the amounts only for the purposes for which they have been received.	22.13 at Page 32	The Promoter shall maintain a separate account in respect of sums received by the Promoter from the Allottee/s as advance or deposit, sums received on account of the share capital for the promotion of the ~~Co-operative Society or company or~~ Association or towards the Outgoings, ~~legal charges~~ and shall utilize the amounts only for the purposes for which they have been received;
-	-	22.14 & 22.15 at Page 32	22.14. It is hereby disclosed that CIDCO may impose condition(s) or levy transfer charges and or any other charges, as may be applicable for the transfer of the apartments as per the rules and

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			regulation as may be applicable to CIDCO for such transfer, and such condition(s) and/or the charge(s) shall be fulfilled and/or paid by the Allottee/s; 22.15. It is agreed between the Promoter and Allottee/s that any amount if payable to CIDCO/Government by way of additional premium, charges, transfer charges, surcharge, fees or otherwise howsoever, if applicable, for any reason whatsoever, including for execution of assignment of lease/ sub-lease, inter alia, of the Larger Land and/or assignment /sub-lease of the Real Estate Project and/or the transfer of the Said Apartment and the payment of stamp duty and registration charges in respect thereof shall be pro-rata payable by the Allottee/s along with other allottee/s of the other apartments and units in the New Development, and Promoter shall not be responsible or liable for the same.
-	-	23 at Page 33	**TRANSFER PROPERTY TO BE TRANSFERRED TO APEX BODY** 23.1. After assignment / sub-lease of the Property to be Transferred to the Apex, in favour of the Apex Body, the Apex Body shall be responsible for the operation and management and/or supervision of the Common Areas And Facilities And Amenities of the Property to be Transferred to the Apex, in accordance with the provisions of this Agreement, the Allottee/s shall extend necessary co-operation and shall do necessary acts, deeds, matter, things as may be required in this regard in accordance with the provisions of this Agreement; 23.2. Post formation of the Association and/or Apex Body, the Promoter shall continue to be

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