	ii. Not to store in the Apartment any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the Apartment is situated or storing of which goods is objected to by the concerned local or other authority and shall take care while carrying heavy packages which may damage or likely to damage the staircases, common passages or any other structure of the building in which the Apartment is situated, including entrances of the building in which the Apartment is situated and in case any damage is caused to the building in which the Apartment is situated or the Apartment on account of negligence or default of the Allottee in this behalf, the Allottee shall be liable for the consequences of the breach. iii. To carry out at his own cost all internal repairs to the said Apartment and maintain the Apartment in the same condition, state and order in which it was delivered by the Promoter to the Allottee and shall not do or suffer to be done anything in or to the building in which the Apartment is situated or the Apartment which may be contrary to the rules and regulations and bye-laws of the concerned local authority or other public authority. In the event of the Allottee committing any act in contravention of the above provision,		default of the covenants and conditions of the Development Agreement and the Lease Deed; (ii) Not to store in the Said Apartment any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of ~~the building in which the Apartment is situated~~ Real Estate Project or storing of which goods is objected to by the concerned local or other authority and shall take care while carrying heavy packages which may damage or likely to damage the staircases, common passages or any other structure of the ~~the building in which the Apartment is situated~~ Real Estate Project, including its entrances of ~~the building in which the Apartment is situated~~, and in case any damage is caused to the ~~building in which the Apartment is situated~~ Real Estate Project ~~the Apartment~~ or any of the apartments on account of negligence or default of the Allottee/s, the Allottee/s shall be liable for the consequences of the breach; (iii) To carry out at his own cost all internal repairs to the Said Apartment and maintain the Said Apartment in the same condition, state and order in which it was delivered by the Promoter to the Allottee/s and shall not do or suffer to be done anything in or to the Building, which may be contrary to the rules and regulations and bye-laws of the concerned local authority or other public authority. In the event of the Allottee/s committing any act in contravention of the above provision, the Allottee/s shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority; (iv) Not to demolish or cause to be demolished the Said Apartment or any part thereof, nor at any

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	the Allottee shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority. iv. Not to demolish or cause to be demolished the Apartment or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the Apartment or any part thereof, nor any alteration in the elevation and outside colour scheme of the building in which the Apartment is situated and shall keep the portion, sewers, drains and pipes in the Apartment 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 building in which the Apartment is situated 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 Apartment without the prior written permission of the Promoter and/or the Society or the Limited Company. v. Not to do or permit to be done any act or thing which may render void or voidable any insurance of the project land and the building in which the Apartment is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance.		time make or cause to be made any addition or alteration of whatever nature in or to the Said Apartment or any part thereof, nor any alteration in the elevation and outside colour scheme of the ~~building in which the Apartment is situated~~ Real Estate Project and shall keep the portion, sewers, drains and pipes in the Said Apartment 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 Real Estate Project 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 Said Apartment without the prior written permission of the Promoter and/or ~~the Society or the Limited Company~~ the Association as the case may be; (v) Not to do or permit to be done any act or thing which may render void or voidable any insurance in respect of the ~~project land and the building in which the Apartment is situated~~ Larger Land and /or the Real Estate Project or any part thereof or whereby any increased premium shall become payable in respect of the insurance; (vi) Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the Said Apartment in the compound or any portion of the ~~project land and the building in which the Apartment is situated~~ Larger Land and /or the Real Estate Project; (vii) Not cause any hardship, annoyance or nuisance to any other allottee/s;

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vi. Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Apartment in the compound or any portion of the project land and the building in which the Apartment is situated.

vii. Pay to the Promoter within fifteen days of demand by the Promoter, his share of security deposit demanded by the concerned local authority or Government or giving water, electricity or any other service connection to the building in which the Apartment is situated.

viii. To bear and pay increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or Government and/or other public authority, on account of change of user of the Apartment by the Allottee for any purposes other than for purpose for which it is sold.

ix. The Allottee shall not let, sub-let, transfer, assign or part with interest or benefit factor of this Agreement or part with the possession of the Apartment until all the dues payable by the Allottee to the Promoter under this Agreement are fully paid up.

(viii) Not change user in respect of the Said Apartment without prior written permission of the Promoter or relevant authority;

(ix) Pay to the Promoter within ~~fifteen~~ 07 (Seven) days of demand by the Promoter, his share of ~~security~~ deposit/charges demanded by the concerned local authority or Government or giving water, electricity or any other service connection to the respective ~~the building in which the Apartment is situated~~ the Real Estate Project. The Allottee/s has agreed that the Promoter shall not be held responsible for power fluctuation, power failure, delay in / interruption of gas supply, power supply water supply, etc. by the concerned authority and /or any other such utility service provider, if any.

(x) To bear and pay increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or Government and/or other public authority, on account of change of user of the Said Apartment by the Allottee/s for any purposes other than for purpose for which it is sold;

(xi) Till the formation of the Association and the transfer/assignment/sub-lease of the structure of the Real Estate Project (excluding basements and podiums) to the Association, the Allottee/s shall not let, sub-let, transfer, assign or part with the Allottee's/Allottees' interest or benefit ~~factor of~~ under this Agreement or part with the possession of the Said Apartment ~~until all the dues payable by the Allottee to the Promoter under this Agreement are fully paid up~~ without prior written consent of the Promoter; and the Allottee's/Allottees' shall pay, to the Promoter, assignment/facilitation charges (being

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	x. The Allottee shall observe and perform all the rules and regulations which the Society or the Limited Company or Apex Body or Federation may adopt at its inception 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 Apartments therein and for the observance and performance of the Building Rules, Regulations and Bye-laws for the time being of the concerned local authority and of Government and other public bodies. The Allottee shall also observe and perform all the stipulations and conditions laid down by the Society/Limited Company/Apex Body/Federation regarding the occupancy and use of the Apartment in the Building and shall pay and contribute regularly and punctually towards the taxes, expenses or other out-goings in accordance with the terms of this Agreement. xi. Till a conveyance of the structure of the building in which Apartment is situated is executed in favour of Society/Limited Society, the Allottee shall permit the Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said buildings or any part thereof to view and examine the state and condition thereof.		pre-determined facilitation and processing charges) calculated at 3% (three per cent) of the Consideration of the said Apartment, at the on-going sale value or the resale value, whichever is higher, without demur and protest. (xii) The Allottee/s shall observe and perform all the rules and regulations which the Association ~~Society or the Limited Company~~ or Apex Body ~~or Federation~~ may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the ~~said building~~ Real Estate Project / proposed buildings/Project at Cluster G/ New Development /Larger Land and the apartments/units therein and for the observance and performance of the building rules, regulations and bye-laws for the time being of the concerned local authority and of Government and other public bodies. The Allottee/s shall also observe and perform all the stipulations and conditions laid down by the ~~Society/Limited Company/Federation/~~Association/Apex Body regarding the occupancy and use of the Said Apartment in the ~~building~~ Real Estate Project / proposed buildings/Project at Cluster G/ New Development /Larger Land and shall pay and contribute regularly and punctually towards the taxes, expenses or other out-goings in accordance with the terms of this Agreement. The Allottee/s shall adhere to, comply with and follow the fit-out manuals and house rules issued by the Promoter for carrying out interior/internal works. The said fit out manual and house rules will be given to the Allottee/s on handover/possession of the Said Apartment.

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	xii. Till a conveyance of the project land on which the building in which Apartment is situated is executed in favour of Apex Body or Federation, the Allottee shall permit the Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the project land or any part thereof to view and examine the state and condition thereof.		(xiii) Till ~~a conveyance~~ the transfer/assignment of leasehold rights/sub-lease of the structure of the ~~building in which the Apartment is situated~~ the Real Estate Project (excluding basements and podiums) is executed in favour of the Association ~~Apex Body or Federation~~, the Allottee/s shall permit the Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the ~~project land~~ Real Estate Project / proposed buildings/project at Cluster G / New Development /Larger Land or any part thereof to view and examine the state and condition thereof; (xiv) Till assignment / sub-lease of the Property to be Transferred to the Apex is executed in favour of Apex Body, the Allottee/s shall permit the Promoter and their successors, surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the Larger Land or any part thereof to view and examine the state and condition thereof; and (xv) The Allottee/s shall not be entitled to change the name of the Real Estate Project . The Allottee/s shall not remove the signage of the Promoter anywhere from the Real Estate Project. (xvi) Allottee/s further agrees that the Promoter is not responsible for providing any mobile network, cable tv, DTH or similar services within the Real Estate Project. (xvii) The Allottee/s has/have confirmed and assured the Promoters prior to entering into this Agreement, that he/she/it/they has/have obtained legal advice and read and understood the RERA as well as MOFA (to the extent applicable) and its

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			implications thereof in relation to the various provisions of this Agreement. The Allottee/s is/are entering into this Agreement for the allotment of the said Apartment with the full knowledge of all laws, rules, regulations, notifications applicable to the transaction, the Larger Land, the Real Estate Project. The Allottee/s hereby undertake/s that he/she/it/they shall comply with and carry out, all the requirements, requisitions, demands and repairs which are required by any Development Authority/ Municipal Corporation /Government or any other competent authority in respect of the said Apartment at his/her/its/their own cost and keep the Promoters indemnified, secured and harmless against all costs, consequence and all damages, arising on account of non-compliance with the said requirements, requisitions, demands and repairs; (xviii) The Allottee/s are aware that various utilities such as water, electricity, etc. may still be in the process of being installed by the relevant utility service providers when possession is offered to the Allottees. The Amenities shall be completed in a phased manner and shall be handed over and ready for use, as and when the same are completed. The Amenities may be completed after possession is offered. Non completion of Amenities shall not be a ground for refusing to take possession. The Allottee/s confirm that they will not have any objection to the same. (xix) The Allottee/s shall not interfere or obstruct in any manner in any work of New Development and the Promoters alone shall have full control, absolute authority and say over the unallotted areas, roads, open spaces, gardens, infrastructure facilities, recreation facilities, Common Areas And Facilities

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