

And Amenities; or the amenities to be provided in the Real Estate Project / proposed buildings/Project at Cluster G / New Development /Larger Land or any part thereof till the same is transferred to the Apex Body and the Allottee/s shall have no right or interest in the enjoyment and control of the Promoters in this regard till the same is transferred to the Apex Body.

(xx) Not to encroach upon external and/or internal ducts/void areas attached to the said Apartment by constructing permanent and/or temporary work by enclosing and/or using it, the duct area is strictly provided for maintenance of service utilities such as plumbing pipes, cables, etc. (For breach of any of the terms mentioned hereinabove, the Allottee/s shall be solely responsible for all the consequences arising because of the same).

(xxi) Not cause any hardship, annoyance or nuisance to any other allottee/s.

(xxii) The Allottee/s shall make payment towards formation and registration of the Apex Body and for meeting all legal costs, charges and expenses including professional costs of the Advocates of the Promoters in connection with preparation of the conveyance etc., it being agreed that the Promoters shall not be required to give details of these expenses;

(xxiii) Not to change the external colour scheme or the pattern of the colour of the Building;

(xxiv) Not to fix any grill to the said Apartment, Building or windows except in accordance with the design approved by the Promoter;



(xxv) The Allottee/s shall not make any changes to the said Apartment which may result in the area of the said Apartment increasing or decreasing in any manner whatsoever and the Allottee/s covenant/s that the area of the said Apartment shall remain the same as it was at the time of handing over possession of the said Apartment;

(xxvi) The Allottee/s at no time shall demand partition of his/her/its/their interest in the said Apartment and/or the Real Estate Project and/or New Development and /or Larger Land and shall not ask for any independent rights, access in the the Real Estate Project and/or New Development and /or Larger Land. It is being hereby agreed and declared by the Allottee/s that his/her/its/their said interest is inseparable/indivisible;

(xxvii) Not to relocate the original location of main door and shall not cover or fill ducts and also not to change the location of toilet, kitchen, any plumbing lines in the said Apartment and A/c units at any point of time;

(xxviii) Not to shift or alter the position of either the kitchen, the piped gas system or the toilets which would affect the drainage system of the said Apartment or the Building or any part thereof in any manner whatsoever;

(xxix) Not to carry out any unauthorized changes/addition in the said Apartment and cover/fill up/raise the level of the area of the flowerbed/s, balconies, deck, if any, with debris, blocks, tiles or any such material and shall not enclose the flowerbed/s, balconies and/or deck area within any room in the said Apartment and shall not conceal the



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pipes passing through the portion of the flowerbed/s, balconies and/or deck and shall not do any such filling which could lead to excess load on the slab of the flowerbed/s or balconies or deck portion which is adjoining any room of the said Apartment or otherwise whatsoever;

(xxx) Not to use the said Apartment as a guest house or let out for the purpose of guest house or setup office or the likes or any other purpose other than for residence;

(xxxi) Not to display at any place in the Real Estate Project and /or proposed buildings/Project at Cluster G any bills, posters, hoardings, advertisement, name boards, neon signboards or illuminated signboards nor stick or affix pamphlets, posters or any paper on the walls of the Real Estate Project and /or proposed buildings/project at Cluster G - or Common Areas And Facilities And Amenities or in any other place in the proposed buildings/project at Cluster G or on the window, doors and corridors of Building provided however that the name/sign plate/board of the Allottee/s may be permitted to be displayed on or near the main entrance of the Apartment and where the car parking slot/s allotted to the Allottee/s is/are situate;

(xxxii) To park all vehicles including visitors' vehicles in the allotted/ designated parking lots only as may be prescribed by the Promoters and not at any other place. The Allottee/s shall use the car parking space (allotted parking lots) only for purpose of keeping or parking cars. The Allottee/s agree/s that there shall be no unauthorized usage of allotted car parking space/garage;



(xxxiii) Not to obstruct, cause or permit any form of obstruction whatsoever whether by way of depositing or leaving any article, item or thing of whatsoever nature, movable or otherwise, within the said Apartment or in or on the common stairways, corridors and passageways in the Real Estate Project and /or proposed buildings/project at Cluster G and/or any part of the lay-out of the New Development;

(xxxiv) Not to construct a loft and/or mezzanine floor in the said Apartment irrespective of any approval, sanction or even if permissible under any statute and not to do any such act, deed or thing that shall tantamount to consumption/violation of Floor Space Index (FSI) of the said Apartment or any part thereof;

(xxxv) Not to do any such act, deed or thing that shall amount to consumption of additional FSI or violation of applicable Development Control Rules and Regulations;

(xxxvi) To use the passenger lifts in the Real Estate Project or any part thereof for the period and in accordance with the rules and regulations framed in that regard, from time to time. The Allottee/s shall not cause any damage to the lifts, staircases, common passages or Common Areas And Facilities And Amenities or any common facilities or any other parts of the Real Estate Project or any part thereof including the said Apartment;

(xxxvii) The Promoters shall be entitled to inspect all interior works carried out by the Allottee/s. In the event the Promoters find that the nature of interior work being executed by the





Allottee/s is/are harmful to the said Apartment or to the structure, facade and/or elevation of the Real Estate Project or any part of the Building then, the Promoters can require the Allottee/s to stop such interior work and the Allottee/s shall stop such interior work at once, without raising any dispute;

(xxxviii) The Allottee/s will ensure that the debris from the interior works are kept in his Apartment only and same will be cleared by the Allottee/s, on a daily basis, at no cost to the Promoters and no nuisance or annoyance to the other allottee/s or occupiers of the Real Estate Project and/or proposed buildings/project at Cluster G. All costs and consequences in this regard will be to the account of the Allottee/s;

(xxxix) The Allottee/s shall ensure that the execution of interior works in the said Apartment is carried on only between 8 a.m. to 2 p.m. and 4 p.m. to 7 p.m. on all days of the week except Sundays;

(xl) The Allottee/s will further ensure that the contractors and workers (whether engaged by the Allottee/s) during execution of the interior work do not dump any material (waste or otherwise) of whatsoever nature either in the toilet, waste water line or soil line or in any other place other than those earmarked for the same. Any damage caused to the structure / wall /ceiling /flooring due to which there are any complaints of any leakages/seepage in the adjoining or flat below the said Apartment, then the Allottee/s shall at his/her/its/their sole costs and expenses rectify the same;

(xli) The Allottee/s shall ensure that the contractors and workers, do not use or spoil the

toilets in the said Apartment or the Real Estate Project and /or proposed buildings/project at Cluster G and use only the toilets earmarked by the Promoters for this purpose;

(xlii) All materials brought into the said Apartment for carrying out interior works will be at the sole cost, safety, security and consequence of the Allottee/s and that the Promoters will not be held responsible for any loss/theft/damage to the same and the Allottee/s duly indemnify/indemnifies the Promoters for the same;

(xliii) If during the course of carrying out interior works, any workmen sustain injuries of whatsoever nature, the same will be insured and taken care of, attended to and treated by the Allottee/s at the Allottee/s's own cost, and that the Promoters will not be held responsible for the same and the Allottee/s shall duly indemnify the Promoters in this regard. All liabilities and damages arising out of such injury will be borne and paid by the Allottee/s alone and the Allottee/s duly indemnify/indemnifies the Promoters for the same;

(xliv) During the execution of interior works, if any of the Allottee/s' contractor/workmen/agents/representatives misbehaves or is found to be in a drunken state, then the said contractor / workmen/ agents / representative will be removed forthwith and will not be allowed to re-enter the said Apartment or the Real Estate Project and /or proposed buildings/project at Cluster G. Further, the Allottee/s shall be responsible for acts of such persons and the Allottee/s shall duly indemnify the Promoters for the same;

