

(xlv) The Allottee/s shall ensure that common passages/ common areas or Common Areas And Facilities And Amenities are not obstructed or damaged during works or thereafter;

(xlvi) If, after the date on which the Allottee/s has/have taken possession of the said Apartment, damage, of whatsoever nature (not due to defect in construction envisaged hereinabove), is caused to the said Apartment and/or other units/areas in the Real Estate Project, neither the Promoters nor their contractor(s) will be held responsible for the cost of reinstating or repairing the same and that Allottee/s alone will be responsible for the same and the Allottee/s shall duly indemnify the Promoters for the same;

(xlvii) The amenities/furniture and fixtures displayed in the sample apartment are only for display and the Promoters are not required to provide the same to the Allottee/s;

(xlviii) The Allottee/s shall not be entitled to enclose the verandah, balcony or common passage or make any alterations or changes in the elevation of outside colour scheme of the said Apartment and/or the outside glass panels;

(xlix) With reference to the electrical appliances and white goods (if any), such as air conditioners, modular kitchen, chimney, water purifier, water heater, etc. provided (if any) by the Promoter, the Allottee shall maintain the same at his/her own cost. The Promoters shall not be liable for any breakdowns or defects thereof, in any manner. In case of any problem/issue, the Allottee/s shall directly



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pursue the concerned manufacturer/agency for getting the same repaired/replaced/ resolved;

(I) Post possession of the said Apartment by the Allottee the Allottee/s agree/s that if the Promoters needs to lay any air conditioner, ducting line, electricity cable and/or any other cable for telephone, television, CCTV cameras, dish antennas or any other services from the walls of the said Apartment to any other premises in the Building, then in that event, the Allottee/s shall allow the Promoters to do so, without raising any objection of whatsoever nature for the same;

(li) The Allottee/s shall not enclose the car parking space/s, if any, allotted to them, in any manner whatsoever;

(lii) In the event of any Tax liability, levies and any other imposts/impositions that may be levied by the Central / State Government or any local or statutory authorities or bodies in relation to the Agreement for Sale and/or the consideration payable under the said Agreement and/or in respect of the said Apartment, then in such an event, the Allottee/s shall, within 7 (seven) days of receipt of a written demand, made to you by the Promoters, pay and/or reimburse such amount of tax/imposts/impositions (as the case may be) to the Promoters, without any delay or demur and the Allottee/s shall indemnify and keep us fully indemnified the Promoters in respect of the non-payment or delayed payments thereof;

(liii) The Allottee/s is/are aware that subject to the approvals from the Authorities, the Promoters shall have right to increase the floors/residential levels



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above 41stst floors/40 residential levels of the Building, for which the Promoters have the right to register with RERA, the apartments above 41st t floors/ 40 residential levels of the Building, either as a separate real estate project or as part of this Real Estate Project, and the possession/completion date of such separate real estate project may be different date,;

(liv) The Allottee/s shall enter upon, occupy, possess and enjoy the said Apartment as per the terms of the Agreement for Sale. The Allottee/s agree, confirm and undertake to comply with the following terms, during the period of any work of making furniture and/or work of interior refurbishing etc., carried out in the said Apartment:

{i} Any internal work in the said Apartment including making of furniture and fixtures and/or interior decorations shall be at the Allottee/s own costs, charges and expenses and strictly in accordance with the terms and conditions of this Agreement for Sale and subject to the compliance of all statutory rules and regulations. Allottee/s shall, at his/its/their own cost and expenses, make good the damage, if any, caused to the Building, common areas, passage and staircase, etc. during the course of furnishing the said Apartment;

{ii} Allottee/s shall, under no circumstances, carry out any work related to interior / furniture in the common areas such as lift landing, staircase, parking spaces, any open spaces and / or refuge areas etc.

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{iii} Allottee/s shall not, in any manner whatsoever, make any structural changes which may affect the R.C.C. frame structure of the Building;

{iv} Allottee/s shall under no circumstances cover / enclose the service duct areas and further, Allottees shall not convert the same into store room or servants room, etc.

{v} Allottee/s shall not do any act, deed, matter or thing which shall disturb the internal and/or external elevation of the Building; Allottee/s shall also not do any act which will change/alter the external façade and/or common areas of the Building;

{vi} Allottee/s shall not change the outside colour scheme or coating of the Building;

{vii} Allottee/s shall not install any grills outside the windows and hence undertake not to install or affix any grills outside the windows/ window sills;

{viii} Allottee/s shall not keep any plants in pots or any other objects on the outer side of the windows or on the parapets/chajjas and shall not do anything which may cause discoloration or disfiguration or any damage to the Building;

{ix} Allottee/s shall not cover any chajjas/terraces/balconies or construct any structure or poles or pergolas or trellis on the chajjas/terraces/balconies;

{x} Allottee/s shall not fix external unit of split A.C. outside the elevation. Any such external unit of

split A.C. shall be located only on the inner side of the duct/space specifically provided for split A.C;

{xi} The Allottee/s alone shall be liable and responsible for any damage that may be caused to the said Apartment or to the adjoining flat/s or on the upper or lower floors or to the Building, due to any act or omission on the part of the Allottee/s in carrying out such changes and you will indemnify and keep the Promoters indemnified of, from and against all costs, charges and expenses and consequences arising due to such act or omission;

{xii} Allottee/s will use only the service elevator for carrying all furniture and goods;

{xiii} Allottee/s will inform the Promoters, in writing, the names and number of workmen who will be authorized to enter the said Apartment, in case of any work to be carried out or undertaken;

{xiv} Allottee/s will be responsible for any theft/damage of material which are being brought to the Building / said Apartment, by the Allottee/s or their contractor, agent, workers, etc. In case of any accident, of any nature, caused either to the Allottee/s workmen/agents or any other person, the Promoters shall not be responsible for the same.

{xv} Allottee/s' workers/labourers/agents shall be checked by the security staff while going in and coming out of the Building. Allottee/s' workmen and agents shall not do or permit to be carried out any work of interior decoration, renovation, furniture making or any other allied work between 7.00 P.M. till 9.00 A.M. in the said Apartment and nuisance shall not be caused, at any time, to occupants of the



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other flats/premises in the Building. Allottee/s workmen shall leave the Building at 06.00 P.M. everyday;

{xvi} Allottee/s and their workmen and agents shall not do or permit to be carried out any work of interior decoration, renovation, furniture making or any other allied work, which would create any nuisance, disturbance on all days between 01.00 P.M. till 03.00 P.M. and the entire day on Sundays & Public Holidays and nuisance shall not be caused at any time to the occupants of other flats and other premises in the Building;

{xvii} Allottee/s are required to make suitable arrangements for removal of debris. In case the debris is not removed, we shall do the same and debit the actual charges, subject to minimum Rs. 5,000/- (Rupees Five Thousand only) for each truck trip for removal of debris, to the Allottee/s' account;

{xviii} Allottee/s will not raise any objection to the terms and conditions contained in diverse agreements made or to be made between the Promoters and purchasers of the other flats and premises comprised in the Project;

{xix} In case of any complaints are received from occupants of the Building, in respect of leakage, nuisance, etc. from the said Apartment, the Promoter's staff, security and authorized personnel will have the right to visit the said Apartment, after giving reasonable notice to the Allottee/s;

(lv) The Allottee/s have agreed to pay proportionate share in the taxes, (if any), water taxes, electricity charges, all expenses for maintenance of