

the society in the account of the Allottee/s and if this deposit amount is found short, the Allottee/s agrees to pay such further amount as may be required by the Promoter.

- d. Rs. _____/- (Rupees _____ only) towards deposit for water meter and electric meter and cables.
- e. Rs. _____/- (Rupees _____ only) towards Pipe Gas Connection Charges, if gas pipe line is installed.
- f. Rs. _____/- (Rupees _____ only) towards proportionate share of development charges, taxes, etc.
- g. Rs. _____/- (Rupees _____ Only) towards Corpus Fund to be paid at the time of possession and taxes applicable from time to time.
- h. Rs. _____/- (Rupees _____ only) for proportionate share of taxes, society maintenance for 12 months in respect of the said Flat/Premises and other charges/levies in respect of Society.
- i. GST if any applicable shall be payable by the Allottee on the above amounts.

Aforesaid are the amounts to be paid by Allottee to Promoter or the said society on completion of the Project, the Promoter or the said Society shall be solely responsible for the maintenance, management, supervision and over all control of all the common areas and facilities of the project, or any part or portion thereof including fitness centre, society office and correspondingly, shall be entitled to receive and collect the pro-rata share of each holder of the said flat/premises and to utilize all such contributions towards the purposes mentioned above. The pro-rata contribution of each holder of the said flat/premises towards the cost of maintenance,

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Treasurer *Santosh* Secretary *Himanshu* Chairman



management and supervision of the project or any part or portion thereof shall be determined by the said Society.

All the above payments shall be paid by the purchaser to the Promoter within a period of 7 (Seven) days from the date of notice of such payment and in any event before possession of the said Flat is handed over to the Purchaser/s. It is further agreed that the Purchaser/s will be liable to pay interest @ 18% p.a. or as otherwise demanded by the Society for any delay in payment of such amounts. The Allottee herein shall be admitted as member of the said society, only on full compliance of the aforesaid terms. Due compliance of rules, regulations and bye-laws of the said society, by the purchaser herein shall be the essence of this contract.

25. The Promoter shall maintain a separate account in respect of sums received by the Promoter from the Allottee/s as deposit, sums received on account of the share capital, and shall utilize the amounts only for the purpose for which they have been received. The Promoter shall utilize the sum of Rs. _____/- (Rupees _____ Only) as mentioned in Clause __ () paid by Allottee/s for meeting all costs, charges and expenses stated above and also in connection with any other documents of transfer.
26. The Advocates and Solicitors of the Promoters shall prepare the documents of transfer of the building if any and all other documents to be executed in pursuance of these presents. The Promoter will not be bound and liable to pay any stamp duty or registration charges on and/or under this agreement or otherwise.
27. The Promoter shall provide bare shell room for fitness centre and society office. The parties hereto agree that the

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Treasurer

[Signature]
Secretary

[Signature]
Chairman



Promoter shall not be responsible and/or liable in connection with any deficiency or the performance / non-performance of the services or otherwise provided to the Allottee/s.

28. The Promoter has represented that the stack parking space/s bearing parking no. _____ on the ground floor/ 1st floor podium/2nd floor podium/3rd floor podium form part and parcel of the common areas which are common to all the Allottee/s. The Allottee/s etc. have been proportionately charged for this common areas with specific right to park vehicle / cars on stilt/ 1st floor podium/2nd floor podium/3rd floor podium area to be constructed by the Promoter for parking or any manner as the Promoter may decide and which area has been sanctioned by the MCGM for parking vehicles. A list of such exclusive rights which has already been given to the Allottee/s and the Allottee/s herein hereby unconditionally accepts and confirms the same and agrees not to oppose the grant of such exclusive rights to park at any time hereafter and specifically agrees to vote in favour of creation of such exclusive rights if, at any stage, any voting takes place on a resolution passed in this regard at any meeting of the society or otherwise, whether General Body Meeting or of any Managing Committee in respect thereof or otherwise in any manner whatsoever including by circular resolution. These exclusive rights to park vehicles / car as aforesaid are both inheritable and transferable and will stand attached to the said Flat/Premises the same being an amenity attached to the said Flat/Premises and the same shall not be transferred by the Allottee/s otherwise than with the transfer of the said Flat/Premises. The Allottee/s agrees and undertakes to support any further exclusive rights to park that may be created by the Promoter herein in favour of the other Allottee/s which may be hereinafter made without any objection whatsoever and also agree/s and undertake/s not to object to and to specifically vote in favour of such

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Secretary

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Chairman



exclusive rights in any resolutions that may be put up for passing in the General Body Meetings or Managing Committee Meeting of the said Society or otherwise in any other meeting. The Allottee/s is aware that specifically relying on the aforesaid assurances and undertakings, the Allottee/s is specifically granted exclusive rights to park as stated herein. This Agreement shall be treated as an irrevocable consent to the Promoter granting such exclusive rights to other Allottees and members of said Society.

29. Agreed further that the irrevocable consent given herein shall be treated as an affirmative vote of the Allottee/s and the Allottee/s would be deemed to have assented to any resolution put up by the society or Managing Committee or body referred to hereinabove.
30. The Allottee/s shall not be entitled to raise any objection or claim any abatement in price of the Flat agreed to be acquired by them and/or any compensation or damage on the ground of inconveniences or any other ground whatsoever.
31. The Promoter shall be entitled to enter into agreements with other Allottee/s on such terms and conditions of the agreements as the Promoter may deem fit without affecting or prejudicing the rights of the Allottee/s in the Flat etc. under this agreement.
32. It is hereby expressly agreed that the Promoter shall, notwithstanding anything contained in this agreement, be entitled to sell the Flat, and allot exclusive user of _____ parking/s on the stilt/1st podium floor/2nd podium floor/3rd podium floor etc. in the new proposed building on the said property for residential user or parking or for any other permissible user in that behalf in such manner and on such

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Treasurer

SBW
Secretary

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