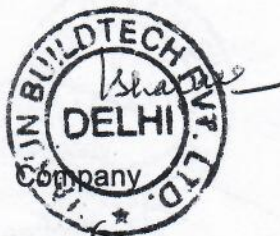


- (ii) The responsibility of the getting the loan sanctioned and disbursed as per the Company payment schedule will rest exclusively on the Allottee(s). In the event of the loan not being sanctioned or the disbursement getting delayed, the payment to the Company, as per schedule, shall be ensured by the Allottee(s), failing which, the Allottee(s) shall be governed by the provisions contained in clause 1 as above.

B. CONSTRUCTION AND COMPLETION

1. That the specifications for the unit are shown in the specification sheet. (as Annexure No. - 1) Any additional/better specification for individual unit requested for by the Allottee(s) well in time may be provided, if technically feasible, which will be charged extra as demanded by the Company. Such demand for extra work / facility shall be binding on the allottee.
2. That the specification shown in the specification sheet are indicative only and that the Company may on its own provide additional/better specification and/or facilities other than those mentioned in the specifications sheet or sale brochures due to technical reasons including non-availability of certain material of acceptable quality and price or due to popular demand or for reasons of overall betterment of the complex/individual unit (with the consent of Allottee(s) in writing). The proportionate cost of such changes will be borne by the Allottee(s).
3. That the completion of the unit will be done as per the completion date subject to receiving the entire cost and other payments as per the terms of allotment. However, if the allottee/s opts to pay in advance of schedule, a suitable discount may be allowed but the completion schedule shall remain unaffected. In case the allottee/s insists for early completion of the flat the Company shall try to do the same. In such a case, the discount offered on advance payment shall proportionally be reduced but early completion of the unit shall in any case not be binding on the Company.
4. That the drawings shown in the sale documents are provisional and tentative and subject to changes by the architect/Company before or during the course of construction without any objection or claim from the Allottee(s). Within the agreed consideration costs, the Company shall complete all the civil work, plumbing, sanitary work, joinery, painting & polishing, internal electrification (excluding bulbs, tubes, fans and geysers etc.), external development (which inter alia includes laying of road, water lines, sewer lines and electric lines within the complex "Officer City-2"). The external services like water supply network, sewer, storm water drains, roads, electricity inside / outside the complex to be connected to the internal services are to be provided by the Company M/s M.R. Proview Realtech Pvt. Ltd. The unit shall, in particular, comprise of specification as mentioned in the specification sheet.
5. That the allottee/s shall be offered membership of the recreational club in the complex for which admission fees is inclusive into other charges alongwith basic cost of abovesaid flat. The Allottee(s) will not have any ownership right on the club or the club lawn. The allottee/ will have to abide by the terms of membership of the club including payment of recurring annual/monthly charges as well as usage charges.



Allottee/s