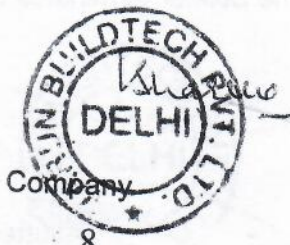


2. That the maintenance of the residential unit including all walls and partitions sewers, drains, pipes etc. shall be the exclusive responsibility of the Allottee(s) from the date of the possession. Further, the Allottee(s) will neither himself do nor permit anything to be done which damages any part of the building, the staircase, shafts, common passages, adjacent unit/s etc. or violates the rules or bye-laws of the Local Authorities. The Allottee(s) shall be liable to rectify such damages to the satisfaction of the parties concerned, failing which the Company may recover the expenditure incurred in rectification from the Allottee(s).
3. As getting requisite license and other approvals from the Ghaziabad Development Authority so the Allottee(s) shall pay to "VARUN BUILDTECH PVT. LTD." or its nominee/ agency as appointed such Charges as may be determined for maintaining various services/ facilities in the township such as street lighting, area security, maintenance of external sewer and bulk water supply and distribution systems, garbage disposal and scavenging of streets and public utility places and any such services and cost towards administrative set up to run the services and purchase of equipment and machinery required to provide these services and depreciations thereof until the same are handed over to the Government or a local body for maintenance, in addition to the maintenance charges of the building and other charges. The Allottee(s) agrees to pay on demand taxes/Cess of any kind whatsoever, whether levied now or in future on land and /or Flat (s) as the case may be, from the date of allotment of the Flat and so long as each Flat is not separately assessed or such taxes for the land and/or buildings(s)/tower (s), same shall be payable and be paid by the Allottee(s) in apportionment to the area of his/her/ their Flat (s). Such apportionment shall be made by the VARUN BUILDTECH Pvt. Ltd. or any other its agency as appointed, as the case may be, and the same shall be conclusive, final and binding upon the Allottee (s)
4. All rates, House Tax/ Property Tax, Water Tax, Sewer Tax, Wealth Tax, Service Tax, Cesses, Levis, Sales Tax, Trade Tax, Metro Cess, VAT, ESI, PF and Taxes of all and any kind by whatever name called now or in future imposed by any Local Authorities, State Government, Central Government or Court as the case may be shall be payable and be paid by the Allottee(s).
5. It is made clear by the Company and agreed by Flat Allottee that the payment of External Development Charges that is included within total cost of the abovesaid flat is levied, by whatever name called or in whatever form and with all such conditions imposed, by the U.P. Government and/or any competent authority(ies) and if in future there is increase in External Development Charges shall always be solely to the account of flat allottee to be borne and paid by all the Flat Allottee in proportion to the super area of their respective Flats to the total super area of all the Flats in all the building in the said Complex. Further more if such charges are increased (including with retrospective effect) after the sale deed has been executed then such charges shall be treated as unpaid sale price of the said flat and the company shall have the first charge/lien on the said flat for recovery of such charges from Flat allottee.
6. That the central green lawns and other common areas shall not be used for conducting personal functions such as marriages, birthday parties etc. If any common space is provided in any



Allottee/s