

block/tower for organizing meetings and small functions, the same shall be used on cost sharing basis.

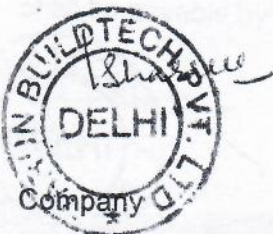
7. That the Allottee(s) will allow the maintenance teams to have full access to and through his unit for the periodic inspection, maintenance and repair of the service conduits and the structure.
8. The terrace rights of the block vests with the Company. However the Allottee(s) shall have the right to approach the terrace for maintenance of water tanks, antenna etc.

D. POSSESSION

1. That the possession of the independent unit shall be offered to the allottee/s only after the execution of the sale deed of the unit duly registered in favour of the allottee/s. The sale deed shall be executed only after the entire payments and other dues and charges in respect of the allotment are cleared by the allottee/s. Allottee shall be solely responsible and liable for compliance of the provisions of Indian Stamp Act 1899 including any actions taken or deficiencies/penalties imposed by the competent authority(ies)
2. That all charges, expenses, stamp duty, official fees etc. towards sale deed including documentation, will be borne by the allottee/s. If the Company incurs any expenditure towards the registration of the unit, the same will be reimbursed by the allottee/s to the Company. In case the stamp duty or other charges payable by the allottee/s to the authority at the time of registration is discounted due to reasons of prior payment of some/all charges by the Company, such discount availed by the allottee/s shall be reimbursed to the Company prior to registration.
3. That for computation purposes, the units are being allotted on the basis of super area, which means and includes built-up covered area of the unit plus proportionate share area of area falling under corridors, stairs, passages, lobbies, projections and architectural features, lift wells and rooms, mummies, common lobbies and toilets, circulation and refuge areas, balconies, if any and other common spaces within the blocks of the complex. The built-up/covered area of the unit includes the entire carpet area of the unit, internal circulation area and proportionate area under internal and external walls and balconies.

The built up area shall be measured from the outer edge of the wall if it is not common and from the center of the walls if it is common. The method of calculation of the super area shall be binding upon all the parties.

Notwithstanding the fact that a portion of the common space has been included for the purpose of calculating saleable/super area of the unit, it is reiterated and specifically made clear that it is only the covered area of the unit that has been agreed to be sold and to which the allottee/s will have exclusive right and the inclusion of the common areas in the computation does not give any title thereto as such to the Allottee(s).



Self Attested
[Signature]

[Signature]
Allottee/s