

0. That the independent unit under consideration shall be sold as an independent unit with impartible and undivided share in the land area underneath the plot; as well as the passages, stairs and corridors, overheads and under ground water tanks and other common facilities.

E. GENERAL TERMS AND CONDITIONS

1. That the basis of calculating the proportionate charges payable by any Allottee(s) will be the proportion of the built up area of his unit to the total built up area of all units affected by that charge.
2. That the address given in the application form shall be taken as final unless any subsequent change has been intimated under registered A.D. letter. All demand notices, letters etc. posted at the given address shall be deemed to have been received by the Allottee(s).
3. That the Company shall have the right to raise finance from any Bank / Financial Institution / Body / Corporate and for this purpose create equitable mortgage against the construction or the proposed built up area in favour of one or more financial institution and for such an act the allottee/s shall not have any objection and the consent of the Allottee(s) shall be deemed to have been granted for creation of such charge during the construction of the complex. Notwithstanding the foregoing, the Company shall ensure to have any such charge, if created, vacated on completion of the complex and, in such a case, before the transfer/conveyance of the title of the unit to the Allottee(s).
4. That the Allottee(s) agrees to furnish his/her Permanent Account Number (PAN) or Form No.: 60, as the case may be within 30 days from the date of execution of this allotment letter, if not furnished earlier.
5. That the allottee/s may undertake minor internal alterations in his unit only with the prior written approval from the Company. The Allottee(s) shall not be allowed to effect any of the following changes/alterations:
 - (i) Changes which may cause damage to the structure to the structure (Columns, beams, slabs etc) of the block or the unit or to any part of adjacent unit. In case damage is caused to an adjacent unit or common area, the allottee/s will get the same repaired at his/her own cost and expense
 - (ii) Changes that may affect the façade or common areas of the building e.g. changes in the windows, tampering with the external treatment, changing of wardrobe position, changing the paint colour of the balconies and external walls, putting grills on doors and windows, covering of balconies and terraces with permanent or temporary structures, hanging or paintings of signboards etc. In the interest of complex aesthetics, unauthorized display boards will be removed at the expense of the allottee/s.
 - (iii) Making encroachments on the common spaces in the building.
6. That in case of transfer of allotment / ownership of unit, a transfer fees of Rs. 100/- per sq.ft. shall be payable by the Allottee(s) to the Company. Transfer of the rights as allottee for the said



Self Attested
[Signature]
Allottee/s