

Highlighted Points

Terms & Conditions

1. **SOCIETY FEE** – An amount of Rs. 50, 000.00 (Rupees Fifty Thousand only) “FOR ONE (01) FLAT”, shall have to be paid extra, which will be handed over to the Society/ Association after its formation while handover of responsibilities in shape of Bank Deposit. This fund may be utilised by the Society/ Association to meet the major expenses related to building/ apartment maintenance.
2. **ADVANCE MAINTENANCE FUND** – That, an amount of Rs. 30, 000.00 (Rupees Thirty Thousand only), shall have to be paid extra towards Advance Maintenance Fund, which shall remain as interest free Advance only. This fund, after “account for all” shall be refunded back to Society/ Association while handover of responsibility to Society/ Association. This fund may also be used for any shortfall/ excess in the recurring charges of day to day maintenance charges in the building after commencement of common area maintenance charges. Rs.2, 000/- (Rupees Two Thousand only) shall be have to be paid to the Company or any other nominated agency, for maintenance responsibilities on 1st day of every month with effect from the date of start of maintenance charges, irrespective of occupancy, handover/ takeover, registration, 100% payment clearance or any other matters of similar nature.
3. **STAMP DUTY & REGISTRATION FEE** – The Stamp Duty & Registration Fee along with additional charges, user fee, EC Charges, or any other incidental expenses of similar nature shall have to be paid extra execution/ registration of agreement to sell and Sale Deed etc. Presently the Stamp Duty is 5%, but in-case of only women applicant(s) it is 4%, and Registration Fee/ Charges is 2%. So, collectively either 7% ++ [or] 6% ++, as the case may be.
4. **LEGAL CHARGES** – An amount of Rs. 30, 000.00 (Rupees Thirty Thousand only), per Flat shall have to be paid extra, towards the Legal Documentation Charges, Advocate’s Fee, PWD Valuation Charges, and other incidental charges of similar nature as applicable for execution of Sale Deed. (Agreement to sell expenses extra (Rs.6500/- & Stamp Duty + Registration Fee as applicable shall also be EXTRA)
5. **SUB-STATION CHARGES** – An amount of Rs. 50, 000.00 (Rupees Fifty Thousand only) per flat, shall have to be paid extra towards Elect. Sub-Station charges/ Transformer/ Meter Room (HT-LT) charges.

It shall be the sole responsibility of allottee(s) to avail Electricity Connection from TPWODL or the concerned authority/ Dept. for day to day usage inside the flat, and they shall bear all charges in that respect.

6. **TAXES** - Any Taxes such as "GST" or any other Tax, and/ or any Government liabilities (Central/ State). The agreement value of flat shall be basic value plus GST Value. Provided that, in case, there is any change/ modification in the rate slab of Taxes by Govt. (Central/ State), the subsequent amount payable by the Allottee to the Promoter shall be increased/ reduced based on such change/ modification.

Applicant (1)
Signature

Applicant (2)
Signature

7. **EXTRA WORK**- Any extra work beyond the scope of specifications mentioned in the brochure, on demand by allottee(s) shall be only in writing. Such EXTRA charges shall have to be paid extra as per the Company's Schedule of Rates. Any such work shall be done only if it is approved by Project Management Consultant/ Architect/ Engineer/ Company.
8. **COMMON RESTRICTED AREA** – That, the outer walls of Balcony/ Wash/ Utility area of the apartment building shall not be painted by the allottee(s), and, if painted it shall be white in colour only. The Promoter shall get the exterior paint work done, and it shall be as per the proposed elevation. In no case the allottee(s) are eligible to change/ alter the elevation of the building thereby maintaining the true spirit of an apartment building.
9. **AREA**– The area booked is subject to change on completion, which may increase or decrease. The Actual Area upon completion shall be applicable for final accounting and registry. The Final Built Up Area/ Plinth Area shall be duly notified on receipt of Final area statement from Tech. Person/ Architect on completion of building.

Standard Operating Procedures

1. The allottee(s) can visit the project site at any working day only i.e. Monday to Friday in the official hours i.e. 10.00 am to 5.00 pm, only in the presence of Marketing Team, and, prior to visit they are required to intimate the team 24 hours in advance for availability. Upon receipt of visit request the marketing team shall proactively take up the matter and schedule the same on utmost priority. On visiting the site, the allottee(s) shall in no case interact with the site team/ vendors/ workers/ supervisors/ labour/ sub-contractors etc., all and any communication related to site work shall be maintained with the office only through email/ writing.
2. The allottee(s) are requested to give in writing at office only for making changes in the layout of flat, which can then only be processed, upon approval from the Project Management Consultant/ Architect/ Structural Engineer/ Promoter.
3. The allottee(s) shall not take possession of the booked flat (for any reason whatsoever) without completion of registration formalities of Sale Deed upon completion of work and intimation of readiness by the Promoter.
4. The allottee(s) shall not at all colour the balcony/ utility/ wash area of the flats as per their wish/ choice thereby causing change in elevation and affecting the uniformity of the apartment building.
5. The allottee(s) shall quote their flat no. while making any communication with the Company at all times.

Applicant (1)
Signature

Applicant (2)
Signature

