

Phase 4

Shukhobrishti

THE LARGEST MASS HOUSING PROJECT IN INDIA

GENERAL TERMS & CONDITIONS (PROVISIONAL)



Actual Photograph

Bengal Shapoorji Housing Development Pvt. Ltd.

(A Group Company of Shapoorji Pallonji And Co. Pvt. Ltd.)



13.3 No request for change in allotted parking space (if any) therein shall be entertained under any circumstances.

13.4 Allottee(s) shall use the parking space or any part thereof only for purposes for parking of two-wheeler vehicle/Light Motor Vehicles (depending upon the parking space allotted) only and strictly for no other purpose. Please be informed that Allottee(s) can park only one vehicle under all circumstances. As the parking spaces are integral amenity to the Apartments, the Allottee(s) shall not be entitled to separately transfer and/or deal with parking space(s) independent of the Apartment, for any other usage. No Parking Space shall be allowed to be encased either by a wall / mesh or by any other structure.

13.5 All other terms and conditions in relation to the usage of parking space shall be stated in the Parking Allotment letter.

14. POSSESSION

14.1 BSHDPL shall endeavor to give possession of the Apartments and Parking Space/s (if any) in the manner as given below:

Spandan - within 24 months from the date of allotment of the Apartments as and when ready for possession.

Spriha - within 36 months from the date of allotment of the Apartments as and when ready for possession.

14.2 However, the handover of Apartment and/or Parking Space(s) is subject to:-

- Payment by the Allottee(s) of all dues in respect of the allotted Apartment and Parking space (s) including Stamp Duty and Registration Charges and any other applicable charges including statutory charges, taxes, duties, levies, cess etc as applicable under the Indian Law from time to time.
- Physical possession of the Apartments shall be withheld if all dues are not paid by the Allottee(s).

15. FORCE MAJEURE:

15.1. Force majeure events which shall, inter alia, mean and include (but not to be limited to) Act of God / Nature, non-availability or irregular availability of essential input materials, strike by contractor/ construction agencies employed / to be employed, litigation, non availability of statutory sanctions as per any local acts, public rules, non availability of peripheral infrastructural activities, change of Government and/or any Statutory Agency's unlawful or discriminatory delay, modification, denial or refusal to grant renew or revocation of any required permits or such other reasons beyond the control of BSHDPL.

15.2. BSHDPL shall not be held responsible or liable for non-observance of any of the terms of this General Terms and Conditions (hereinafter referred to as "GTC") and/or due to the failure or delay in handing over of the possession of the Apartment and/or parking space as a consequence of an event or circumstance of Force Majeure for so long as that event or circumstance of Force Majeure is in effect and continuing.