

If for any reason, whatsoever, CCAP is not in a position to offer the apartment allotted; CCAP shall offer the Allottee(s) an alternative apartment or refund the amount in full with interest at 8% p.a. without any further liability to pay any damages or compensation.

CCAP reserves the right to create charge on this Complex for obtaining development and other finance. However, on or before the execution of the Deed of Transfer, the apartment will be freed from all encumbrances.

CCAP will have the right to decide which block/building to construct first. All the buildings may not be constructed simultaneously. The layout, Landscaping, Pathway, Connectors, and building plans, specifications of the building(s)/complex and the apartment as shown in the brochures are tentative and agrees / agree that CCAP may effect such variations, additions, alterations, deletions and / or modifications therein as it may, in its sole discretion, deem appropriate and fit, or as may be directed by HIDCO or any competent authority including NAAL. Such alteration may include change in location, increase or decrease in the area of the Apartment, Number of Apartment(s), floors, buildings or Towers. No complaint regarding design, layout and accommodation shall be entertained by CCAP.

Due to any operation of law or any statutory order or otherwise as may be decided by CCAP, if a portion of the entire scheme is discontinued or truncated, then the Allottee(s) affected by such discontinuation or truncation will have no right of compensation from CCAP. CCAP will, however, refund all the money received from the Allottee(s) together with simple interest at the then prevailing rate applicable to savings bank account.

In case during the course of construction and/or after the completion of the Complex, further construction on any portion of vacant land or building or terrace becomes possible, CCAP shall have the exclusive right to take up or complete such further construction. In such a situation, the proportionate share of the Allottee(s) in the Land and/or in the Common Area or Areas and facilities shall stand varied accordingly. All the Allottee(s) shall be deemed to have given their consent to such construction by CCAP.

CCAP will not entertain any request for modification in the internal layouts, fittings/floorings etc of the apartment and also in exterior facades of the building.

In the event of paucity or non-availability of any material/article CCAP may use alternative materials/article of similar quality. Decision of CCAP on such changes shall be final.

Complaints, if any, regarding fittings and fixtures etc provided in the apartments will be required to be brought to the notice of CCAP within 15 days after taking over possession of the apartment. In case Allottee(s) fails to take physical possession within one year from the deemed date of possession, complaints of any