

16. TRANSFER OF APARTMENTS

The Allottee(s) shall/will not be entitled to get the name of his/her their nominee (s) substituted in his/her /their place without prior approval of CCAP, and the company at its sole discretion, may permit the same upon payment of a transfer fee @ 3% (Three Percent) of the Total Cost of the Apartment including Car Parking Space. However, no transfer fees shall be payable in case of transfer to the spouse of the Allottee(s).

The Allottee (s) opting for payment under Installment Payment Plan shall not be normally eligible to alienate and/or transfer their interests in the allotted apartment in full or in part until full payment of all installments and interests thereon, if any, is made to CCAP except in deserving cases, solely at the discretion of CCAP. However, transfer/alienation would be permitted in case full payment is made by the Allottee(s).

Transfer fee amounting to 3% of the total price of the Apartment and consideration for grant of right to use the Parking Space are to be paid to CCAP However, Transfer of apartment after CCAP has executed the Deed of Transfer of the apartment in favour of the Allottee(s) shall not be governed by this clause.

17. REGISTRATION AND CONVEYANCE

It will be CCAP's endeavor to execute and register the Deed of Transfer of the apartments within the Complex before handing over possession of the apartments. The Deed of Transfer will be drafted by the Solicitors / Advocates of CCAP and shall be in such form and contain such particulars as will be approved by CCAP. No request for any changes, whatsoever, in the transfer deed will be entertained.

In case, CCAP is ready and willing to execute and register the Deed of Transfer before handing over possession of the apartment and the Allottee(s) fails or neglects to get the Deed of Transfer registered within the date notified, physical possession of the apartment to the Allottee(s) may be withheld by CCAP and a penalty of Rs. 1000 per month will be recovered by CCAP from the Allottee(s) till the month in which the registration of the Deed of Transfer is completed. CCAP shall have the right to cancel the allotment in case the Allottee(s) fails to have the transfer deed registered within one year from the date notified to the Allottee(s). Upon such cancellation, the amounts received from the Allottee(s) will be refunded without any interest but after deduction of applicable service charges as stated elsewhere.

The Allottee(s) will be required to pay, on demand, to CCAP or to the Concerned Authorities, as may be so decided by CCAP the applicable stamp duty & registration charges for registration of the Deed of Transfer of their respective apartments.