

Each Allottee(s) will also be required to pay to CCAP documentation charges @1% of total sale price of the apartment and car parking space. Be it noted that in case of bank loan disbursed in favour of the Allottee(s), CCAP will hand over the I.G.R. to the respective banker on registration, and the Allottee(s) shall not raise any objection in this regard.

18. THE CLUB - THE RECREATION FACILITY

- CCAP proposes to set up an exclusive Residents Club within the Complex as outlined in the Brochure. The intended facilities of the Club as outlined in the Brochure are tentative and may vary at the sole discretion of CCAP. Each Allottee shall be required to pay compulsory for the club facilities as per attached payment schedule.
- All other Rules and Regulations of the Club will be handed over to the Allottee(s) before the club is made operational.

19. EXTRA CHARGES

- Additional expenses on account of formation of association, electricity connection, legal charges, generator installation charges and any additional facility would be charged extra on a later date.

20. COMMON AREAS AND FACILITIES

A. Handing Over

The Common areas and facilities of the Complex shall be handed over to a body of the owners to be formed in accordance with the applicable Acts, Rules and Bye Laws. All the Allottee(s) are required to complete the formalities of becoming a member of such body and also to comply with the Rules and Bye-laws for their membership of the said body as instructed by CCAP. CCAP shall notify the detailed scheme to the Allottee(s) at an appropriate time so as to enable them to comply with the requirements of law. If so required by CCAP the body of the owners to be formed in accordance with the applicable Act, rules and byelaws shall be required to be constituted by the Allottee(s) before the intended date of possession of the apartment and the Allottee(s) shall be bound to takeover the common areas and facilities even before the intended date of possession of the apartments.

B. Interim maintenance

CCAP shall by itself or through its nominated agency maintain the common areas and facilities for a period of 18(Eighteen) Months starting from the "Deemed Date of Possession. Upon expiry of aforesaid period, management and maintenance of common areas along with the Club shall be handed over by