

CCAP to the body formed by the members, as aforesaid which shall thereafter be responsible for maintenance of common areas. In the event of such body as aforesaid not having been constituted by then, the responsibility of common area maintenance and the Club shall be handed over by CCAP to an interim body to be formed amongst the resident Allottee(s) of apartments or to a group of Allottee(s) who would takeover the possession and control of the common area, facilities and the Club on behalf of themselves and also on behalf of all other Allottee(s) of the other apartments within the Complex.

**C. Maintenance Corpus Deposit**

An interest free corpus deposit as indicated in the attached payment schedule will be charged by CCAP. CCAP reserved the right to utilize this deposit to adjust any legally realizable dues from the Allottee(s) on account of maintenance charges or electricity charges or any other Charges/deposits relating to maintenance and/or electricity supply. The deposit after adjustment of dues, if any, will be transferred, without any interest. to the Association and /or committee after Handing over the Complete Possession.

Deposit paid by CCAP to Competent Authority for providing electricity to common area and installation shall be borne and payable by the Allottee(s) in proportion of the saleable area of their respective apartments. CCAP shall be entitled to recover such deposits from the Allottee(s). The exact amount recoverable from the Allottee will be intimated to the Allottee(s) before handing over possession of the Apartments.

**GENERAL**

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It is understood that the applicant has applied for allotment of a residential apartment with full knowledge and subject to all the laws/notifications and rules applicable to the Project Area, which have been fully understood by the Applicant(s). It is further understood that the applicant has fully satisfied himself/herself/themselves about the interest and the title of CCAP in the said land on which the apartments will be/are being constructed.

The expression of allotment, wherever used herein shall always mean provisional allotment and will remain so till such time a formal deed of transfer is executed and registered by CCAP in favour of the Allottee(s) for their respective apartments.

The Allottee(s) shall from time to time sign all applications, papers, documents, maintenance agreement, electricity agreement and other relevant papers, as required, in pursuance to this allotment and to do all acts, deeds and things as CCAP may require in the interest of the complex and Apartment Owners. In case of Joint Allottees, any document signed/accepted/acknowledged by any one of the Allottees shall be binding upon other Allottee.