

when found necessary or as required by the concerned regulatory authorities. Such alteration may include change in location, preferential location, number, increase or decrease in the number of Flat(s) / Unit(s), floor, block or area of the Flat(s) / Unit(s). To implement such change and if considered necessary, the developer may also execute a supplementary document with the purchaser(s).

Provided, however, if as a result thereof, there be any change in the location, preferential location, number, boundary or area of the said Flat(s) / Unit(s), such change in the area shall inter - alia entail proportionate increase or decrease in the Consideration of the built - up Flat(s) / Unit(s) at the original rate at which the Flat(s) / Unit(s) was booked.

- ii) THAT the designs and specifications as fixed for the Flat(s) / Unit(s) in the event of paucity or non - availability of any material, SIMOCO SYSTEMS shall have the right to use alternative material / article but of equally good quality. Opinion of SIMOCO SYSTEM'S Architects on such changes shall be final and binding on the PURCHASER(S).
- (iii) THAT in case during the course of construction and/or after the completion of the complex, further construction on any portion of the land or building or terrace becomes necessary SIMOCO SYSTEMS shall have the exclusive right to take up or complete such further construction as belonging to SIMOCO SYSTEMS notwithstanding the designation of any common area as limited common areas or otherwise. In such a situation, the proportionate share of the Purchaser in the common area facilities and limited common areas and facilities shall stand varied accordingly. Further all the residuary rights in the proposed Project shall continue to be remaining with SIMOCO SYSTEMS till such time as the same or the part thereof are allotted or otherwise transferred to any particular person/ organization or to the Association of owners of the Project.

2. j. **Payment of Charges and Costs:**

- i) That the PURCHASER(S) shall pay the concerned authority for Electric Metre installation charges, security thereof and the energising charges.
- ii) That all costs, charges and expenses payable for all instruments to be executed in favour of the PURCHASER(S), including Deed(s) of Conveyance / Transfer, registration charges and other related charges shall be borne and paid by the PURCHASER(S) only.
- iii) Further, if there is any additional levy, rate or charge of any kind attributable to the Flat(s) / Unit(s), as a consequence of any Order of Government / Statutory or other Local Authority, the same, if applicable, shall also be payable by the PURCHASER(S), on pro-rata basis as much of it becomes applicable on the PURCHASER(S).
- iv) That the Consideration amount of the Flat(s) / Unit(s) mentioned in Clause 2. a. is Firm and that there shall be no escalation after allotment of the Flat / Unit.

Sumil Seal
22.6.2015

