

5. b. Express Rights:

THAT it is agreed between the parties that save and except in respect of the Flat to be allotted to the PURCHASER(S), the PURCHASER(S) shall have no claim, right, title or interest of any nature or kind whatsoever except right of ingress / egress over or in respect of the Project area, open spaces and all or any of the common areas and the basement of the of the housing project.

5. c. Common Area Possession:

That the possession of the common areas shall remain with SIMOCO SYSTEMS who shall through the Maintenance Agency appointed by it, supervise the maintenance and upkeep of the same until those are taken over by the Apartment Owners' Association.

5. d. Electricity, Water and Sewerage Charges:

It is also agreed between the parties that the PURCHASER(S) herein shall apart from the price consideration of the Flat mentioned in Clause 2, also pay to SIMOCO SYSTEMS :

- i) Electricity connection charges, electrical infrastructure cost and Security Deposit charge and any other additional facility charges for standby power (purchase of Generator, installation and commissioning charges), Water and Sewerage connection charges.
- ii) Proportionate contribution towards additional facilities or amenities, if any, to be installed or provided in the project apart from those mentioned.

5. e. Entry Regulations:

It is in the interest of the PURCHASER(S) to help the maintenance agency in effectively keeping the Flat / Unit and Project secured in all ways. For the purpose of security, the maintenance agency shall be free to restrict and regulate the entry of visitors into the PROJECT.

5. f. Nuisance and annoyance:

That the PURCHASER(S) shall not use Flat / Unit for such activities, as are likely to be of nuisance, annoyance or disturbance to other occupants of the project or those activities which are against law or any directive of the Government or the local authority.

5. g. Permitted Use:

The PURCHASER(S) shall always use the Flat / Unit for residence and shall not store any goods of hazardous or combustible nature or which can cause damage to the structure and / or assets of other occupants or the equipment in the Project or the Flat / Unit for any activity which may be immoral or illegal.

5. h. Internal Security

It is expressly understood that the internal security of the Flat / Unit shall always be the sole responsibility of the PURCHASER(S).



Sumil Seal
22.6.2015