

**5. i. Flat's Interior Maintenance & Insurance:**

THAT the PURCHASER(S) shall carry out the maintenance and interiors of the Flat / Unit at its own cost. The insurance of the Flat / Unit as well as the interiors of the Flat / Unit shall be the responsibility of the PURCHASER(S) and SIMOCO SYSTEMS shall not in any case be held liable for any damages or loss occurred on account of any neglect or omission of the PURCHASER(S) or any act of the Third Party.

**5. j. Signage:**

THAT the PURCHASER(S) shall not display any name, address, signboard, advertisement material, etc. on the external facade of the Flat / Tower/ Block as also the project.

**5. k. Compliance of Laws:**

THAT the PURCHASER(S) shall abide by the laws of land, including the local laws and directions of the Statutory Authorities and terms and conditions of Allotment. In case any penalty or fine is imposed by Government/ Statutory or other Local Authority for violation of any law by the PURCHASER(S), the same shall be paid and satisfied by the PURCHASER(S).

**5. l. Taxes and Levies:**

- i) THAT all taxes including Service Tax, levies, assessments, demands or charges levied or leviable in future on land or the buildings or any part of the Project shall be borne and paid by the PURCHASER(S) in proportion to the area of the Flat.

**5. m. Alterations in the Flat:**

- i) THAT the PURCHASER(S) shall not make any such additions or alterations in the Flat / Unit as may cause blockage or interruption in the smooth flow of common areas and facilities within the project and / or to cause any structural damage or encroachment on the structures of the Building(s) in the project.
- ii) THAT the PURCHASER(S) has agreed that it shall not sub-divide or demolish any structure of the Flat / Unit or any portion thereof or cause to make any construction in the Flat / Unit without the prior approval and consent of SIMOCO SYSTEMS or the local authority, if required. The PURCHASER(S), however, undertakes that it shall not divide/sub-divide the Flat / Unit in any manner. The PURCHASER(S) shall also not change the colour and facade of outer walls of his/her Flat / Unit.

**5. n. Transfer, Change of Nominee(s):**

- i) THAT the PURCHASER(S) may get the name of his/her nominee substituted in his/her place in the records of SIMOCO SYSTEMS, with prior approval of SIMOCO SYSTEMS, which may, in its discretion, permit the same on such conditions and payment of Rs. 30/- (Rupees Thirty only) per sq. ft. of super built-up area of the Flat / Unit. Such permission shall be in conformity with law and the guidelines issued by the Local Authorities, if any, in this regard.



Sumil Seal  
22.6.2015