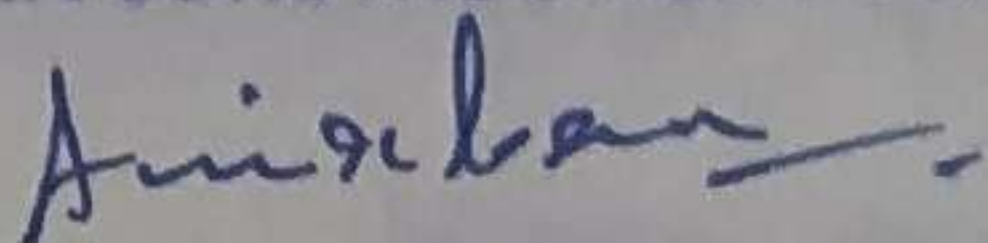


- (d) **Betterment Fees:** betterment and development fees and levies that may be charged/imposed by any government authorities or statutory bodies on the Said Premises or the Said Flat and Appurtenances or its transfer in terms hereof.
- (e) **Taxes:** Service Tax, Works Contract Tax, Value Added Tax or any other tax and imposition levied by the State Government, Central Government or any other statutory authority or body on the Developer, from time to time.
- (f) **Electricity:** expenses incurred towards obtaining and providing electricity supply and meter, including, those on account of and/or for transformer and electrical sub-station, if any, HT/LT line supply, supply cables, switch gears, etc @ Rs.30/- (Rupees Thirty only) per sft with service tax as applicable.
- (g) **Water Filtration Plant:** expenses towards installation and maintenance of Water Filtration plant.
- (h) **Club Membership fee:** One time Fees for Club Membership Rs.3,00,000/- (Three Lakh only) along with applicable service tax has to be deposited as per the schedule 8.2.

8.4.2 **Wholly:** Wholly, costs, expenses, deposits and charges towards:

- (a) **Electricity Meter:** security deposit and all other billed charges of the supply agency for providing electricity meter/sub-meter to the Said Flat, at actual.
- (b) **Legal Fees, Stamp Duty and Registration Costs:** Legal Fees( to be paid at the time of signing the agreement & registration separately), stamp duty, registration fees, extra miscellaneous expenses for registration, and all other fees and charges, if any, shall be borne by the Buyer and paid to the Developer as and when notified.
- (c) **Upgradation:** increased costs due to any up-gradation of the Specifications described in the 4<sup>th</sup> Schedule below. In this regard it is clarified that (1) the Buyer can seek specific up-gradation or change of internal layout of the Said Flat only once (2) the Developer shall have absolute discretion in agreeing to such up-gradation or change of internal layout of the Said Flat (3) written instruction for specific up-gradation or change of internal layout of the Said Flat shall have to be given by the Buyer to the Developer (4) if acceptable, the Developer shall signify consent to the proposed specific up-gradation or change of internal layout of the Said Flat and give a total cost estimate for the same, and (5) within 7 (seven) days of the said consent and cost estimate, the Buyer shall have to pay the estimated cost, failing which the instruction for up-gradation or change of layout of the Said Flat shall be deemed to have been perpetually withdrawn, waived and abandoned by the Buyer.
- (d) **Advance Common Expenses/Maintenance Charges:** interest free advance for proportionate share of the common expenses/maintenance charges described in the 5<sup>th</sup> Schedule below (**Common Expenses/Maintenance Charges**) @ Rs.5/- (Rupees five) plus Service Tax per square feet per month, for 6(Six) months, from the Date Of Possession (defined in Clause 9.6.2 below) (**Advance Common Expenses/Maintenance Charges**). The Advance Common Expenses/Maintenance Charges shall (1) be utilized for meeting the Common Expenses/Maintenance Charges for the said limited period of 6 (six) months only (2) be a fixed payment after paying which the Buyer shall have no further obligation to pay any other amount towards Common Expenses/Maintenance Charges for the said period of 6 (six) months (3) be utilized by the Developer to meet all expenses towards Common Expenses/Maintenance Charges, without obligation of any accounting and (4) be handed over by the Developer to the Association, if the Association becomes operational before expiry of the said period of 6 (Six) months **provided however** the Developer shall handover only the balance remaining of the Common Expenses/Maintenance Charges to the Association.
- (e) **Common Expenses/Maintenance Deposit:** interest free deposit for six months as security for payment of Common Expenses/Maintenance Charges, a sum of Rs. 85,500/- (Rupees Eighty Five Thousand Five Hundred only) and applicable service tax (**Common Expenses/Maintenance Deposit**).

SOUMITA CONSTRUCTION PVT. LTD.



Authorised Signatory

