

impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said project to the Competent Authorities till the Completion Certificate has been issued and possession of apartment, plot or building, as the case may be, along with common areas (equipped with all the specifications, amenities and facilities) has been handed over to the Allottee and the association of Allottees or the Competent Authority, as the case may be;

xii) No Notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order notification (including any notice for acquisition of the said property) has been received by or served upon the Promoter in respect of the said land and/or the project.

#### **9. EVENTS OF DEFAULTS AND CONSEQUENCES:**

9.1. Subject to the "Force Majeure" clause, the Promoter shall be considered under a condition of Default, in the following event:

i) Promoter fails to provide ready to move in possession of the (Apartment/Plot) to the Allottee within the time period specified in para 7.1 or fails to complete the project within the stipulated time disclosed at the time of registration of the project with the Authority. For the purpose of this para 'ready to move in possession' shall mean that the apartment shall be in a habitable condition which is complete in all respects including the provision of all specifications, amenities and facilities, as agreed to between the parties, and for which Occupation Certificate and Completion Certificate as the case may be, has been issued by the Competent Authority ;

ii) Discontinuance of the promoter's business as a developer on account of suspension or revocation of his registration under the provisions of the Act or the rules or regulations made thereunder.

9.2. In case of default by promoter under the conditions listed above, Allottee is entitled to the following;

i) Stop making further payment to Promoter as demanded by the Promoter. If the Allottee stops making payments the Promoter shall correct the situation by completing the construction milestones and only there after the Allottee be required to make the next payment without any interest, or

SHELTERCON  
*Anindha Kulkarni*