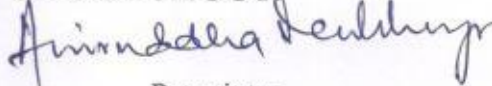


in the carpet area. The total Price payable for the carpet area shall be recalculated upon confirmation by the Promoter., If there is reduction in the carpet area then the Promoter shall refund the excess money paid by Allottee within forty-five days with annual interest at the rate prescribed in the Rules, from the date when such an excess amount was paid by the Allottee. If there is any increase in the carpet area, which is not more than three percent of the carpet areas of the apartment. Allotted to Allottee, the Promoter may demand that from the Allottee as per the next milestone of the payment Plan as provided in **Schedule-C**. All these monitory adjustments shall be made at the same rate per square feet as agreed in para 1.2 of this Agreement.

1.8. Subject to para 9.3 the Promoter agrees and acknowledges, the Allottee shall have the right to the (Apartment /Plot) as mentioned below:

- i) The Allottee shall have exclusive ownership of the (Apartment Plot);
- ii) The Allottee shall also have undivided proportionate share in the Common Areas. Since the share interest of Allottee in the Common Areas is undivided and cannot be divided or separated, the Allottee shall use the Common Areas along with other occupants, maintenance staff etc. without causing any inconvenience or hindrance to them, It is clarified that the Promoter shall hand over the common areas to the association of Allottees after duly obtaining the Completion Certificate from the Competent Authority as provided in the Act.
- iii). That the computation of the price of the (Apartment/Plot) includes recovery of price of land, construction of (not only the Apartment but also) the Common Areas, Internal development charges , external development charges, taxes, cost of providing electric wiring , electrical connectivity to the apartment, lift, water line and plumbing, finishing with paint, marbles, tiles, doors, windows, fire detection and fire fighting equipment in the common areas, maintenance charges as per para 11 etc. and includes cost for providing all other facilities, amenities and specifications to be provided within the(Apartment Plot) and the Project.
- iv)The Allottee has the right to visit the project site to assess the extent of development of the project and his apartment/plot, as the case may be.

SHELTERCON



Proprietor