

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.

1.9. It is clear by the Promoter and the Allottee agrees that the (Apartment/Plot) along with-----garage/covered parking shall be treated as a single indivisible unit for all purposes. It is agreed that the Project is an independent, self-contained project covering the said land and is not a part of any other project or zone and shall not form a part of and/or linked/combined with any other project in its vicinity or otherwise except for the purpose of integration of infrastructure for the benefit of the Allottee. It is clarified that Project's facilities and amenities shall be available only for use and enjoyment of the Allottes of the Project.

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Niloy Prakash Ganguli
Partner

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Partner