

- shall at its discretion induct and/or allow such other person or persons as members of the Club on such consideration as may be decided by the Developer.
- iii) The Developer reserves the right to decide the amenities and facilities and/or the modifications thereto.
 - iv) Club Charges: The Club Membership Charges, one-time payment, usage based charges including annual/monthly membership fees and/or subscription charges and /or operational costs/charges and /or additional facility charges shall be determined by the Developer and/or any other person as may designated by the Developer from time to time. The membership of the Club shall be Compulsory for each unit owner and shall be subject to payment of charges and observance of rules and regulations of the Club as may be framed by the Developer.
 - v) The detailed terms and conditions of membership and rules and regulations governing use of the Club facilities will be formulated and circulated by the Developer
 - vi) The Club will be ultimately managed, operated and maintained by the Association of Owners and /or Maintenance Company and/or by any other suitable arrangement as Developer may decide provided however it shall be the sole discretion of the developer to decide as to when the club shall be handed over
- L. Possession and Post Completion Maintenance:**
- i) Possession Date and Rate: On and from such a date taking vacant physical possession or deemed possession in respect of payment of all rates and taxes and maintenance charges, the transferees shall be exclusively responsible for payment of all Municipal rates and taxes and other public outgoings and impositions whatsoever (collectively Rates) payable in respect of the new units provided however when such rates are applicable to the whole of the premises/new building, the same shall be apportioned on pro-rata basis with reference to the total area of the New Building.