



Do's & Don'ts

- a.** The Purchaser shall not do or carry out any act/deed/work in any manner, whatsoever which may interrupt the Maintenance Agency Nominated Agency or its designated third party agency (ies) in providing the Services and facilities under the present Agreement detrimental to the interest of the Project or other occupants/residents.

- b.** The Purchaser shall be solely responsible to maintain the said Apartment at his/ her/ their own cost, in a good condition and shall not do or suffer to be done anything in or to the Project or the said Apartment, or the staircases, lifts, common passage, corridors, circulation areas, plant and machinery, equipments which is detrimental to the interest of the First Party / Maintenance Agency / Nominated Agency / residents of the Complex. The Purchaser shall not change or alter or make additions to the said Apartment and keep the said Apartment, its walls and partitions, sewers, drains, pipes and appurtenances thereto or belonging thereto in good and tenable condition and maintain the same in a fit and proper condition and ensure that the support, shelter etc. of the Project or pertaining to the building/tower in which the said apartment is located, is not in anyway damaged or jeopardized. The Purchaser will not put any sign-board/ name plate, neon-light, publicity material etc. on the face/ facade of the building/tower or common areas and shall not cover the balcony area or erect any temporary or permanent structure in the balcony or Garden (applicable for Ground Floor Apartments only) . Any such changes done by the Purchaser / Lessee / Licensee /

Assignee / Transferee will be brought back to its original shape at the cost and expenses of the resident/apartment owner / occupier, as the case maybe, and such cost / expenses incurred by the Maintenance Agency / Nominated Agency shall be added towards the CAM charges.

- c.** The Purchaser shall not change the colour scheme of the outer walls or painting of the exterior walls or painting of the exterior side of the doors and windows etc. or carry out any change in the exterior elevation or design;

- d.** The Purchaser shall follow strictly the Condominium Rules;

- e.** The Purchaser shall not store any hazardous or combustible goods or place any heavy material in the common passages or staircases in the complex/building;

- f.** The Purchaser agrees and undertakes not to make any structural changes or changes which affect the elevation and/ or facade of the said Apartment/building or demolish or cause to be demolished any structure of the said Apartment or any portion of the same and shall not make or cause to be made any additions or alterations of any nature whatever in the same or in any part thereof.

- g.** The Purchaser shall plan and distribute its electrical load in conformity with the electrical systems installed by the DEVELOPER

and the total load sanctioned;

- h.** The Purchaser will neither himself do or permit anything to be done which could damage all or any part of the Project , Services and /or facilities such as staircases, shafts, common passages, adjacent apartment/units etc. or violates the rules, regulations or by-laws of the Maintenance Agency / Nominated Agency and/or of Local/competent authorities.
- i.** The Purchaser further covenants and agrees to permit the authorized staff and workmen of the Maintenance Agency / Nominated Agency to enter into the said Apartment or any part thereof at all reasonable hours to set right any defect in the said Apartment or the defects in the apartments above or below or adjoining the said Apartment and/or for repairing, maintaining and keeping in order and good condition service drains, pipes, cables etc. Any refusal by the Purchaser to allow such entry into or upon Apartment or any part thereof shall be deemed to be a violation of this Agreement and violation of right of easement and right of usage of common services and facilities of other Apartment owners and the Purchaser shall make himself liable for consequential loss and legal actions for said violation.
- j.** The car parking space(s) shall not be used for any other purpose other than the designated use of car parking. Further, the Purchaser or its nominee / assignee / lessee, etc. (including their Guests / visitors) shall not park their car in the car parking bay of any other Purchaser /

Lessee / Licensee or in any vacant parking bay or any vacant area except at the parking place so allotted to the Purchaser / nominee / assignee / lessee. In case of violation of above, besides other measures such as clamping/towing the vehicle or any other legal action, a fine / penalty shall be imposed for each such violation at each occasion and each violation would attract a penalty of Rs 1000/- per violation per day along with applicable GST.

- k.** Any residents parking in the visitor parking for more than 02 hours shall be violation of the terms and conditions of this agreement and shall attract the penalty of Rs.1,000/- for each violation along with applicable GST.
- l.** The Purchaser shall be liable to ensure all statutory compliances as applicable to the said Apartment. The Purchaser/Occupant (s) agrees to indemnify and keep indemnified the Maintenance Agency / Nominated Agency First Party against any loss, costs, charges and expenses suffered by it due to any act of commission and omission of Purchaser.
- m.** That while carrying out any interior work / renovations inside the said Apartment, the Purchaser shall ensure the safety to the highest standard and to the satisfaction of the Maintenance Agency / Nominated Agency and such work(s) shall be carried by the team of qualified professionals only. All the workers employed to carry-out the interior work/renovation shall be issued passes by the Maintenance

Agency / Nominated Agency on production of their identity proofs. Further only LED lighting shall be used and the fire resistant material should be used in the interior works, in accordance with the policy of the First Party / Maintenance Agency.

n. The Purchaser shall not hang the clothes in the front balcony of the Building Block. Any violation shall attract penalty of Rs.1,000/- per day along with applicable GST.

o. The Purchaser shall take a proper care of the Pets and shall keep them medically fit with timely vaccination so as to avoid any harm to the other residents of the Project. The Purchaser shall indemnify to the other occupant / sufferer in all respect in case any harm is caused due to the Pet. The Pets shall be taken out of the complex for poo and no area of the complex shall be used for poo by the pets. Any violation of the same shall attract penalty @ Rs.1,000/- for each violation along with applicable GST.

p. Keeping in mind the safety of all the residents in the complex the Purchaser(s) / Lessee / Licensee / Occupier shall get verified the credentials of Domestic Help from the local Police Station and shall complete all formalities in this regard as per the guidelines of the Maintenance Agency / Nominated Agency from time to time. The domestic help shall not be allowed inside the Complex without wearing proper I-Card which shall be issued by the Maintenance Agency / Nominated Agency after proper verification.

- q.** The Purchaser agrees to use the App being developed by the Maintenance Agency / Nominated Agency for the purpose of availing various facilities viz. help w.r.t. Electrician, Plumber, Carpenter, etc.
- r.** The Purchaser(s) shall always maintain their respective Apartment in a clean and hygienic condition.
- s.** The Purchaser undertakes to join Association of Apartment Owners and to pay fees, subscription charges, and all charges as per the law/rules and to complete such documentation and formalities as may be deemed necessary for the purpose and shall strictly adhere to rules and regulations of the Maintenance Society / Association of Apartment Owners / RWA.
- t.** The domestic help/servant shall be issued access card by the Maintenance Agency / Nominated Agency which would allow restricted entry to some places like main passenger lift, club areas etc.. If the domestic help/servant is found visiting the club or the other restricted areas alone or with some stranger/third party, it shall attract penalty of Rs.1,000/- for each violation on the respective apartment owner along with applicable GST. It is clarified that the domestic help/servant shall be entitled to enter in the club and other restricted areas only in the company of any family member of the respective apartment. The Purchaser(s) shall ensure that their domestic help/servant does not roam in the area for the exclusive use of the residents.

- u.** The Drivers/chauffeurs should carry their badge and shall not engage themselves in any anti-social activities within the Project/complex nor they shall smoke, play cards or indulge in any such activities in the common areas which cause any type of nuisance or inconvenience to the residents. The domestic help/servant / Drivers/ Chauffeurs shall not be allowed to use the Ground floor lobby spaces for sitting and will not have access to the green lawns of the Project. Domestic help/servant accompanying kids and family members will only be allowed in the garden/green area of the Project. These facilities are built strictly for use & enjoyment by the residents. The Maintenance Agency / Nominated Agency will always have the first right to permit domestic help/servant/staffs/drivers/etc. to enter these areas. .
- v.** That the Purchaser/Occupant of the said Apartment shall be allowed to conduct/celebrate/enjoy/organize parties/functions/events in the said Apartment. However, such parties/functions/events shall not last beyond 11:30 PM on any day except Saturdays where such parties/functions/events may last upto 01:30 AM i.e. after midnight of Saturday. However, in case of any intimation/objection by any of the ailing occupant, about the noise, timings for such parties/functions/events shall be curtailed upto 11:30 PM even on Saturday.
- w.** That any renovation inside the said Apartment shall be permissible from 10:00 AM to 07:00 PM except Sunday and other national holidays or festivals. However, such renovation may be allowed after 07:00 PM if the Purchaser/Occupant ensures that the no disturbance shall be

caused to the neighboring apartment owners adjoining, above or below the said Apartment. Further, the Purchaser/Occupant shall ensure that no construction debris/material or any other material shall be thrown or allowed to be scattered inside or outside the said Apartment/respective floor and the cleanliness shall be maintained while renovating the said Apartment. Further the workers/employees executing the renovation work shall not be allowed to bring the construction material through passenger lift but the same shall be carried through service lift only. Any violation of this term shall attract penalty of Rs.1,000/- for each violation along with applicable GST.

- x.** That the Purchaser shall follow, employ, abide and would be bound to adhere to all or any instructions, information, advisories, etc., issued by the First Party / Maintenance Agency vide their circulars or notices, etc.

That the Purchaser shall not dispute or challenge the annual audited report for determining the CAM charges as submitted by the Maintenance Agency / Nominated Agency.



JEWEL
OF INDIA
