

cost charges imposed by the Competent Authorities, the Promoter shall enclose the said notification/order/rule regulation to that effect along with the demand letter being issued to the Allottee, which shall only be applicable on subsequent payments. Provided that if there is any new imposition or increase of any development charges after the expiry of the scheduled date of completion of the project as per registration with the Authority, which shall include the extension of registration, if any, granted to the said project by the authority as per the act, the same shall not be charged from the Allottee.

1.4..the Allottee(s) shall make the payment as per the payment plan set out in **Schedule-C** ("**Payment Plan**").

1.5. The Promoter may allow, in its sole discretion, a rebate for early payments of instalments payable by the Allottee by discounting such early payments @ ..% per annum for the period by which the respective instalment has been preponed. The provision for allowing rebate and such rate of rebate shall not be subject to any revision/withdrawal, once granted to an Allottee by the Promoter.

1.6. It is agreed that the Promoter shall not make any additions and alterations in the sanctioned plans , layout plans and specifications and the nature of fixtures , fittings and amenities described herein at **Schedule-D** and **Schedule-E** (which shall be in conformity with advertisement , prospectus etc. On the basis of which sale is effected) in respect of the apartment, plot or building , as the case may be without the previous written consent of the Allottee as per the provisions of the Act.

Provided that the Promoter may make such minor additions or alterations as may be required by the Allottee, or such minor changes or alterations as per the provisions of the Act.

1.7. (Applicable in case of an apartment): The Promoter shall confirm to the carpet area that has been Allotted to the Allottee after the construction of the building is complete and the Occupancy Certificate* is granted by the Competent Authority , by furnishing details of the changes if any, in respect 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:

SHELTERCON

Proprietor