

Developers reasonable compensation for such defect or change. Provided the purchaser/s have maintained their respective premises in good order and condition and have not any alternations/changes/act or omitted to do any act which as contributed to such to cause such defect.

10. Commencing a week after notice in writing is given by the Developers to the Purchaser/s that the said premises are ready for use and occupation, the Purchaser/s shall be liable to bear and pay the proportionate share (i.e. in proportion to the floor area of the said premises) of outgoings in respect of the said land and building/s namely local taxes betterment charges or such other levies by the concerned local authority and/or Government water charges, insurance, common lights, repairs and salaries of clerks, bill collector, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the said land and building/s. Until the Society/Limited Company is formed and the said land and building/s transferred, the Purchaser/s shall pay to the Developers such proportionate share of outgoings as may be determined by the Developers. The Purchaser/s further agree/s that till the Purchaser/s share is so determined the Purchaser/s shall pay to the Developers provisional monthly contribution of Rs. _____ (Rupees _____ only) per month towards the outgoings. The amounts so paid by the Purchaser/s to the Developers shall not carry any interest and remain with the Developers until a conveyance is executed in favour of the Society or Limited Company as aforesaid. Subject to the provisions of Section 6 of the said Act, on such conveyance being executed, the aforesaid deposits (less deductions provided for in this Agreement) shall be paid over by the Developers to the Society or the Limited Company, as the case may be. The Purchaser/s undertake/s to pay such provisional monthly outgoings regularly on the 5th day of each and every month in advance and shall not withhold the same for any reason whatsoever.

11A. The Purchaser/s shall on or before the delivery of possession of the said premises keep deposited with the Developers the following amounts:

- i) Rs. _____ Towards 12 months Maintenance @ Rs.5/-p.s.f. (Excluding Property Tax) ; (Accountable)
- ii) Rs. _____ Towards legal charges towards

Signature of the Developer

Signature of the Purchaser /s
