



INSTRUCTION BEFORE CONSTRUCTION

SCHEDULE "D" : OBLIGATIONS ON THE PURCHASER'S / PLOT OWNERS

Below mentioned points are taken from the SALE Deed and Development Agreement which is signed / executed by every plot's owner. So, it is just a reminder points for the contractors to adhere to these during the period of construction.

The Purchaser's shall be entitled to aforesaid rights and facilities and shall be subject to following restrictions in the manner of enjoyment of the Schedule 'B' Property and Purchaser's agree for the same:

- The Purchaser/s shall not cause any obstruction for free movement of men, materials and vehicles in the internal roads, passages and any common areas and open spaces by placing any Materials/vehicles/articles.
- The Purchaser/s shall not segregate the right, title and interest in the Schedule 'B' Property. from the right in the common areas and common facilities in Schedule 'A' Property.
- Dumping of construction materials and other things on the road is not allowed. In unavoidable circumstances, Purchaser/s/ agency /owner of site/plot should take permission/ NOC from the developer/maintenance agency/owners association to use the road temporarily and undertake special measures to avoid blocking/spoiling the existing road and drainage conditions.
- The Purchaser/s shall keep sewage chamber clean during the construction as any material getting inside will block sewage system of the layout.
- The Purchaser/s/Owner will be held responsible for any misbehavior of people employed by them for construction including the contractors and they could be barred from entering the layout permanently.
- The Purchaser/s/owner must deploy adequately sized tarpaulin curtains on the sides covering all floors to prevent materials falling out and also ensure privacy of their neighbors from start of construction till the time of completion of all construction activities.
- Temporary toilet must be provided to the workers on the site before start of construction.



- The Purchaser/s/owner must clear the construction shed/materials/debris from the neighbour plot which he/she uses for storage purpose.
- The Purchaser/s shall not enclose the Schedule 'B' Property with the compound wall or any other construction of such nature.
- The Purchaser/s shall not sub divide the Schedule 'B' Property and/or sell/transfer any portions thereof.
- The Purchaser/s shall not sink a bore well or create/dig any wells in the Schedule 'B' Property.
- The Purchaser/s shall build a single residential house and shall not build any apartments or multilevel residential houses in Schedule 'B' Property.
- The Purchasers shall be binding and shall follow the rules, regulations, bye laws etc framed by the developer/ Maintenance agency / Owners Association from time to time. The Purchasers shall not challenge the rules and regulations framed by the developer/ maintenance agency / Owners association under any circumstances.
- The Construction workers and vehicles with construction materials are allowed inside the layout only between 08 00 hrs and 1800 hrs on all days except Sundays This rule will be applicable when at least 6 houses are constructed and occupied in the layout.
- Working on Sundays and working beyond 19.00 hrs (up to 21 30 hrs) is allowed only during the two weeks before "griha-pravesham" with written permission of the Developer/ agency Owners Association. In any case, noisy work is not allowed on Sundays or during the extended hours This rule will be applicable when at least 6 houses are constructed and occupied in the layout.

Date:

Signature of the Owner

Signature of the Contractor