Possession Policy

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1. Vision

All projects shall now be handed over only for Final Possession (mentioned as Possession henceforth). Furniture Possession shall not be offered for any projects of any category or segment. Exception of Fit-out possession is only allowed for iThink & Excelus offices and Experia Retail.

The entire building shall be complete in all respects at the time of offer for possession. The items that don't affect livability of the residents/ occupants e.g. – Occupation certificate, piped gas connection, certain non-critical infrastructure items like clubhouse, landscape, main entry gate can be completed no later than 180 days from the date of offer for possession.

2. Guiding Principles

The guiding principles to be followed for giving a building for possession are:

A. Entire building shall be complete in all respects

B. Key infrastructure elements required for livability like clean and direct access to building, parking, electricity, water, fire fighting, shall be complete in all respects

C. Commissioning and testing of all common services and all key building systems shall be completed

D. FM services and team should be fully operational

E. No labor access within the building

F. Any pending deliverables (outside building) which aren't significantly affecting the livability of the residents shall be completed no later than 180 days from offer for possession

   a. Construction area for these elements shall be completely separable from customer area.

   b. Entrance and exit for customers shall be completely separated from work access area and same has to be fully protected.

G. Society formation and handover to the society shall be completed within 12 months from the date of offer for possession

3. Requirements for Possession

Based on the guiding principles, requirements to be satisfied at the date of offer for possession -

Flat

1. All works inside all flats must be finished 100% and envelope of the unit shall be closed
2. Occupation Certificate, if not acquired at the date of offer for possession, shall be acquired within 180 days from the date of offer for possession

Common Services

1. All the common services like electricity, water, drainage, fire fighting system, emergency lighting, HVAC, garbage disposal system or STP, water treatment plant, etc. shall be completely operational with full capacity
2. Permanent sources of water and electricity
3. All elevators including service elevator shall be fully operational
4. Building maintenance system and building automation shall be fully operational
5. FM team with adequate training shall be in place
6. Adequate FM services including promised facilities (like housekeeping, security, concierge, valet, etc.) shall be in place
7. Piped gas, if not installed at the date of offer for possession, shall be installed within 180 days from the date of offer for possession

Common Areas

1. All common areas inside the building like lift lobbies, staircase block, sky gardens, entrance lobby, terrace, service shaft, meter room, FM office, etc. shall be fully completed
2. Approach road to the building from the main entry to the site shall be completed
3. Façade work and external painting of the building shall be completed

4. Parking (as required for the said building) with proper signage shall be completed in all respects
5. All common areas outside building with the exceptions of non-critical elements shall be completed in all respects
6. Non-critical infrastructure items (outside building) like clubhouse, landscape shall be completed within 180 days from the date of offer for possession

4. Exceptions in Fit out possession

Fit out possession will be allowed only for iThink offices, Excelus offices and Experia retail. Tenants will be given possession for fit-out purposes 4 months prior to the date of offer for possession. Tenants cannot start operating in the building prior to the date of offer for possession. Requirements at date of offer for possession will remain same as defined for all projects above.

Key requirements to be met during fit out possession -

a) The floor is structurally completed and envelope (façade) is sealed on the said floor and the floor above.
b) Water, electricity and drainage at one point on the floor. Sufficient capacity to carry out fit out works
c) One elevator is functional to the floor being given for fit-out.

Note: Common services like water, electricity, etc. will be fully commissioned only at possession. Hence, any issues that arise in the services at time of possession can be addressed by us but, we will not be liable for any damage to works done by the customer during fit out possession period.