Possession for Office Buildings:

Fit-out Possession:

Fit-out Possession shall only be applicable for Excelus and iThink branded Office projects.

Each of the following requirements have to be complied with:

1. Atleast one elevator, capable of carrying goods and personnel, operating upto the floor on which possession is given.

2. All physical works inside the unit finished 100% and envelope of the unit closed. However, services (electricity, water, HVAC) within unit will not be commissioned till final possession, except for 3 below.

3. Water and electricity available at one point on each floor.

4. Safe and navigable access to the building and upto the lift.

5. Final possession (building and common areas 100% complete in all aspects) no later than 6 months from the date of first Fit-out possession.

Final Possession:

1. All common areas fully finished (including entrance lobby, lift lobbies, terrace etc.).

2. All services fully operational throughout the wing/building.

3. All lifts operational (if there are 3 or more lifts in a wing, exception can be considered for any one lift, which may be completed within 60 days of final possession commencing).

4. All other works inside the wing/building fully completed.

5. No access to labour to wing/building in which final possession is given.

6. Adequate provision for parking for the units for which possession is given.

7. Safe and easy access to the building entrance lobby from the main entry to the site.

8. Main entry gate to the project to be completed.

9. No part possession within a wing/building – entire wing/building should be ready for final possession at the same time.

10. Completion of handover from CM to QC atleast 30 days prior to final possession commencing and completion of handover from CM/QC to FM atleast 7 days prior to final possession commencing.

11. Adequate FM services / facilities in place.

12. Key common facilities (including clubhouse) to be fully operational no more than 12 months from date of start of final possession.

13. All areas around building (within 12 mtrs. of building line) to be fully completed.

14. Occupation Certificate to be obtained no later than 30 days of final possession commencing.

15. Society formation and handover to be completed (where applicable) no later than 12 moths from date of final possession commencing.