POLICY FOR PROVIDING BARE SHELL FLATS

This option shall only be available in Luxury and Hi-end category residential projects.

1. Request for bare-shell Flat shall be communicated in advance, at least by the time of casting of slab.

2. All external faces shall be provided 'finished' by Lodha,
   Generally, no changes will be allowed in façade, structure, any common area/lobby, any relocation of brick walls onto any location which does not have a beam to support the brick wall, services. i.e location of plumbing or electrical lines (except internal extensions), location of wet/waterproofed areas like balconies, windows, sun-decks, drying balconies, any elevation feature & etc. Any changes on the external façade of the building (outside window line) would only be permitted if the same is not visible from outside the building from any angle. Any such proposal should be submitted to the Project Architect for approval and work can only proceed after obtaining their approval. Any such works on the external façade, if approved, shall be permitted to be executed only upon payment of a fee of Rs. 25/- per sq. ft. of saleable area of the flat. The said fee shall be payable to Lodha FM (or building society, once society takes over functioning of the premises).

3. If any grill is provided by the Lodha, the same will not be altered.

4. Lift lobbies and common areas shall be finalized by Lodha.

5. Main Entrance Door shall be provided by Lodha along with all accessories and name plate, and the Customer will be required to maintain the same.

6. Electric wiring shall be provided up to D.B. only; conduits/sleeves will be available for the customer as per the standard/regular flat.

7. Inside the Flat, no Brick work and Plaster shall be carried out by Lodha.

8. No partial work will be carried out by Lodha on any request.

9. In the event that the project has any Central Security System / Video Door phone / Other Security related features, the same will be mandatorily done in the bare shell flats too. No rebate shall be given on Security related systems / features. In the event that the project has any Home Automation Features, which are solely inside the flat and have no connection with the Security System, such features will not be provided in the bare shell flat. If the project has an integrated Security + Home Automation system, Lodha will make available the concerned Security system Vendor to the Flat Owner for a 6 months from the date of offer of possession. Lodha will not be responsible for completing the said connections to the Flat beyond the said time limit.

10. Toilets and kitchen sunk shall be provided with base coat and plumbing in-let and out-let. Customer will be required to get water proofing done from pre-empanelled water proofing agency by the company. This name shall be informed by Design to HFM at time of commencement of possession of the wing. Any changes in location of wet areas or any other areas which are waterproofed (e.g. decks) shall be subject to approval of the Project Architect. Any such changes shall only be approved if the client agrees to have the waterproofing done by the same agency which has done the overall building's water proofing, at his own cost and risk.

11. Customer should take approval of the internal layout from the Builder before commencement of the interiors of his flat.

12. **Combining two adjacent flats**: See combination flats policy.

13. **Rebate for the bare shell**: Planning will work out the rebate for bare shell option on per flat type basis at time of start of project (Hi-end and Luxury category) and inform to marketing along with the rest of the marketing package. The rebate will be based on actual cost of materials + labour basis, with no deduction for supervision and other expenses.