

(9) The builder shall execute a agreement of sale of other apartments in the building in favour of the individual apartment owners and as such the entire said property as mentioned in the first schedule is deemed to have been owned by **SHREE PRAKASH COMPLEX APARTMENT CONDOMINIUM**.

(10) The purchaser shall have proportional right in the common areas and facilities as mentioned in declaration registered by the parties.

(11) The purchaser shall enjoy the ownership and possession of the said apartment conveyed hereunder as absolute and exclusive owner without any disturbance or obstruction from the land owners or the /Builder or anybody claiming through them.

(12) All the rates, taxes, etc. in respect of the said apartment shall be borne and paid by the purchaser from the date of receipt of possession.

(13) The entire expenses of this agreement of sale is borne and paid by the purchasers exclusively.

(14) That the purchaser has received the copy of declaration of apartment and has read and understood the contents therein. The purchaser agrees to abide by all the terms and conditions as mentioned in the bye laws of the apartment and agrees to enjoy the said apartment alongwith the other apartment's owners in the manner as mentioned in the Declaration of Apartment. The purchaser shall be bound by the bye laws of **SHREE PRAKASH COMPLEX APARTMENT CONDOMINIUM** and shall bear and pay his proportionate share or part in the common expenses required for him to be paid as his share of expenses as per the **SHREE PRAKASH COMPLEX APARTMENT CONDOMINIUM** and rules and bye laws framed thereunder. The purchaser shall not do any work which would jeopardize the soundness or safety of the building or reduced the value thereof or impair any easement to the said property.

(15) The purchaser himself with intention to bring all persons into whose hands over the Apartment / Flat may come, do hereby covenant with the vendor as follows;

- a) To maintain the Flat at Purchasers own cost in good and tenantable repairs and conditions from the date possession and shall not do or suffered to be done, anything in or around the building in which the Flat is situated, stair case or any passage which may be against rules, regulations and bye laws of concerned local or other authority or change, alter or make addition in or to the building in which the Flat is situated and the Flat itself or any part thereof.

B. P. MATSAGAR
(NOTARY GOVT. OF INDIA)