

Rs. 43,00,000/- To be paid by the purchaser to the vendor within 2 months of this Agreement of Sale.

Rs. 44,00,000/- (Rs. Forty Four Lakh Only)

All the expenses of stamp duty, registration fee, legal expenses for this agreement of sale and proportionate expenses shall be borne by the purchaser.

(4) Carpet area shall be clear dimensions from unfinished wall to unfinished wall including the balcony and otta. No deductions shall be made for structural members of the building like columns, beams, shafts, skirting's, dados in the rooms, passages, shelves in the walls at floor level shall be considered as full dimensions for carpet area measurement.

(5) In case of any Tax as may be levied by Govt. like Service Tax the Purchaser shall be liable for the same and the vendor shall be liable to recover the same from the Purchaser.

(6) The actual clear, vacant peaceful possession of the said Apartment as described in the second schedule written hereunder shall be deliver by the Builder to the purchaser on or before execution of this agreement of sale and the Builder do hereby confirm the possession of the said apartment by the purchaser as absolute and exclusive owner thereof. The purchaser is satisfied about the possession so also the purchaser is satisfied about the area of the said Room, quality of construction of the building and the amenities provided in the said Flat. The purchaser has no complaint about the same. The purchaser shall never raise any objection about the same.

(7) By virtue of this agreement of sale, the purchaser has become the absolute and exclusive owner of the said Apartment alongwith the proportionate right in common areas and facilities as defined in the declaration of Apartment as described in the second schedule written hereunder.

(8) The apartment conveyed hereunder is free from any encumbrances, charges and defect in title and that the land owner/ Builder have not subjected to any charge, by way of mortgage, lien, lease, gift, oral or written deed will, etc. and the land owner/Builder indemnifies the purchaser with any charge, encumbrance or defect in title if found with respect to the said Apartment. The purchaser has verified the title of the said apartment and the said property and is satisfied about the same.


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