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Revenue Records and also plans and specifications, Approvals, and Permissions and Sanctions given by various Authorities and have accepted the same.

XXXXV. The Flat Owner/s has/have, on or before the execution of this Agreement, independent of the said Title certificate Annexure "A/2" hereto, satisfied herself/himself/themselves as to the marketability and title to the said Total Property and the authority of the Owners/Developers herein, to develop the said property and the Purchaser has/have agreed, not to make any requisition/s and/or to call for any further documents, pertaining to title of the said Total Property and an authority of the Owners/Developers, to develop the said property.

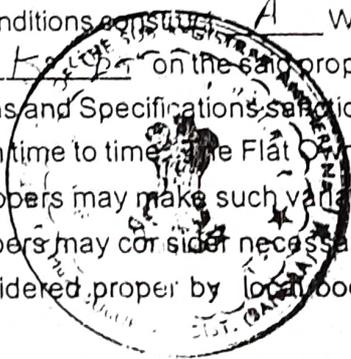
XXXXVI. The Owners/Developers have commenced construction on the said property of Buildings known as "Laxmi Group" as per approved Plans and Specifications. The Owners/Developers have entered into this Agreement on what is commonly known as "ownership basis", in the form of these presents, prescribed under the provisions of Maharashtra Ownership Flats Act, 1963 and Rules 3 & 4 of Maharashtra Ownership Flats Rules, 1964 (hereinafter for brevity's sake referred to as "the said Act" and "the said Rules").

XXXXVII. The Owners/Developers have prior to the execution hereof, furnished and made available to the Flat Owner/s, such of the information and documents mentioned in Section 3 of Maharashtra Ownership Flats Act 1963 and Rules 3 & 4 of the Maharashtra Ownership Flat, 1964 as have been demanded by the Flat Owner/s. Under Sec.4 of the Maharashtra Ownership Flats Act, the Owners/Developers are required to execute an Agreement for sale, in writing in favour of the Purchaser being in fact these presents and also to join in the registration of this Agreement under Registration Act.

XXXXVIII. The parties are desirous of recording the terms and conditions arrived at between them.

NOW IT IS HEREBY AGREED BY AND BETWEEN
THE PARTIES HERETO AS FOLLOWS:

1. The Owners/Developers, shall under normal conditions constitute A Wing, in a Building No. 11, known as "Laxmi Group" on the said property in accordance with the approved plans, Designs and Specifications sanctioned and as may be modified and/or amended from time to time. The Flat Owner/s has/have also agreed that the Owners/Developers may make such variations and modifications therein as Owners/Developers may consider necessary, or as may be required to be done and/or considered proper by local body or authority.



[Signature] [Signature]