

- j) The Promoters/Developers abovenamed will commence the construction work of their said proposed building as per the said sanctioned plans to be named as "Krypton Tower" and have started selling and/or disposing of the residential premises and other units in the development of the said property under the provisions of Maharashtra Ownership Flats Act, 1963 and the Rules framed thereunder from time to time.
- k) The Purchaser/s do hereby record and confirm that, prior to the execution of these presents, the Promoters/Developers have handed over the copies duly certified as true copies of all the documents, certificate, sanctioned plan etc. as provided under the provisions of the said Act and the Rules framed thereunder from time to time and that the Purchaser/s has/have no objection and/or grievance of whatsoever nature in respect thereof.
- l) The Purchaser/s hereby declare/s and confirm/s that he/she/they has/have entered into this Agreement, after reading and having understood the contents of all the aforesaid deeds, documents, writings and papers, and all disclosures made by the Promoters/Developers to the Purchaser/s and with full knowledge and information thereof, and subject to the terms, conditions and stipulations imposed or which may hereafter be imposed by the Municipality and all other concerned Government bodies and authorities, and also subject to the Promoters/Developers right to make the necessary amendments, variations, modifications and / or changes therein, and their right to use, utilize, consume and exploit the entire balance and additional Floor Space Index (hereinafter referred to as F.S.I.) available on the said property, as also the entire Transferable Development Rights (hereinafter referred to as "T.D.R.") as may be permissible under the law.
- m) The Purchaser/s has/have accordingly approached the Promoters/Developers to sell and transfer a flat premises/unit in the development of the said property described in the Schedule hereunder written, which the Promoters/Developers have agreed to allot and sell for the consideration and upon the terms and conditions and in the manner hereinafter appear :



NOW THESE PRESENT WITNESSETH AND IT IS HEREBY AGREED AND
BETWEEN THE PARTIES AS FOLLOWS:

1. The Promoters/Developers do hereby agree to allot, sell and transfer and Purchaser/s do hereby agree to purchase the flat admeasuring approximately 82 sq. meter carpet area. (Approximately Eighty Two Sq. Meter Carpet Area Only) bearing flat No.2201 on 22nd floor of said building known as "Krypton Twin Tower Wing II of Building B" under construction as above at a lump sum consideration of Rs.2,50,00,000/- (Rupees Two Crore Fifty Lacs Only) which consideration has been agreed to be paid by the Purchaser/s to the Promoters/Developers as per the schedule of payment hereto annexed and marked as "Annexure" hereto, including rupees NIL being the proportionate price for flower bed area and total built up area which is inclusive of internal wall, lift, lobby, staircase etc. and delineated on the plan hereto annexed as Annexure.
2. The Promoters / Developers hereby declare that the said flat premises/unit bearing No.2201 was allotted to the purchaser by virtue of allotment letter dated 03.04.2017 for lump sum consideration of Rs.2,50,00,000/- (Rupees Two Crore Fifty Lacs Only)
3. The Promoters / Developers hereby declare that the said flat premises/unit bearing No.2201 is shown delineated on a typical floor plan hereto annexed and marked Annexure and thereon shown surrounded by red colour boundary line hereinafter referred to as "the said premises".
4. The Promoter/Developers do hereby agree that Promoters/Developers will provide in the said flat premises/ unit the specifications and amenities as per list of specifications and amenities hereto annexed and marked Annexure without

8R
PR

अखई - २