AND WHEREAS the promoter has appointed a structural Engineer for the preparation of the structural design and drawings of the buildings and the promoter accepts the **professional supervision of the Architect and the structural Engineer till the completion of the building**;

AND WHEREAS on demand from the allottee/purchaser, the promoter has given inspection to the allottee/purchaser of all the documents of title relating to the project land and the plans, designs and specifications prepared by the promoter's architect Shri _____ and as such other documents as are specified under the Real Estate (Regulation & Development) Act, 2016 (hereinafter referred to as "the said Act") and the Rules & Regulations made thereunder;

AND WHEREAS the authenticated copies of certificate of title issued by the attorney at law or advocate of the promoter, authenticated copies of village forms 6 & 2 showing the nature of the title of the promoter to the project land on which the apartments are constructed or are to be constructed have been annexed hereto and marked as Annexure-A & B respectively;

AND WHEREAS the authenticated copies of the approved building plan, which is approved and sanctioned by the Municipal Authority as per building permit no.1368 dated 2/11/2016 and according to which the construction of the buildings and open spaces are proposed to be provided for on the said project have been annexed hereto and marked as **Annexure-C**;

AND WHEREAS the promoter has accordingly commenced construction of the said building/s in accordance with the said proposed plans;

AND WHEREAS the allottee/purchaser has applied to the promoter for allotment of an apartment no._____ on _____ floor in wing ____ situated in the building no._____ being constructed in the _____ phase of the said project;

AND WHEREAS the carpet area of the said apartment is _____ square meters and "carpet area" means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said apartment for exclusive use of the allotte or verandah area and exclusive open terrace area appurtenant to the said apartment for exclusive use of the allottee/purchaser, but includes the area covered by the internal partition walls of the apartment;

AND WHEREAS the parties relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and