ii) The allottee/purchaser hereby agrees to purchase from the promoters/vendors and promoters/vendors hereby agrees to sell to the allotte/purchaser apartment No. 202 of carpet area admeasuring _____ sq. mtrs. in the building called "Arjun Empire-Meera" (here-in-after referred to as the apartment) as shown in the Floor Plan thereof hereto annexed for the consideration of rupees.

iii) The common areas and facilities appurtenant to the premises, the nature, extent and description of the commons areas and facilities which are more particularly which are annexed herewith. It is hereby agreed that the promoter/vendor has not charged the proportionate price of the common area, facility and parking space. The promoter/vendor has provided the parking space to the allottee/purchaser without any consideration.

iv) That the allottee/purchaser has paid an advance money before execution of this agreement a sum of Rs.1,25,000/- (Rupees One Lac Twenty Five Thousand Only) i.e. not exceeding 10 % of the total consideration.

v) That the allottee/purchaser hereby agrees to pay to the promoter/vendor the balance amount of sale consideration to the sum of Rs.23,50,000/- (Rupees Twenty Three Lac Fifty Thousand Only) in the following manner:-

v-a) Amount of Rs._____/- (40% of total consideration) to be paid to the promoter/vendor after execution of agreement on completion of lentil level.

v-b) Amount of Rs._____/- (40% of total consideration) to be paid to the promoter/vendor after execution of agreement.

v-c) Amount of Rs._____/- (10% of total consideration) to be paid to the promoter/vendor after execution of agreement on the date of execution of sale deed.

v-d) Amount of Rs._____/- (% of total consideration) to be paid to the promoter/vendor after execution of agreement.

vi) The Total Price above excludes Taxes (consisting of tax paid or payable by the Promoter by way of Value Added Tax, Service Tax, and Cess or any other similar taxes which may be levied, in connection with the construction of and carrying out the Project payable by the Promoter) up to the date of handing over the possession of the Apartment.

vii) The Promoters/vendors undertake and agree that while raising a demand on the Allottee/purchaser for increase in development charges, cost or levis imposed by the competent authorities etc., the Promoters shall enclose the said notification/order/rule/regulation published/issued in that behalf to that effect along with the demand letter being issued to the Allottee, which shall only be applicable on subsequent payments.

viii) The Promoters/vendors shall confirm the final carpet area that has been allotted to the Allottee/purchaser after the construction of the Building is complete and the occupancy certificate is granted by the competent authority, by furnishing details of the charges, if any, in the carpet area, subject to a variation cap of three percent. The total price payable for the carpet area shall be recalculated upon confirmation by the Promoters/vendors. If there is any reduction in the carpet area within the defined limit then Promoters/vendors shall refund the excess money paid by Allottee/purcahser within forty-five days with annual interest at the rate specified in the Rules, from the date when such an excess amount was paid by the Allottee/purchaser. If there is any increase in the carpet area allotted to Allottee/purchaser, the Promoters/vendors shall demand additional amount from the Allotte/purchaser as per the next milestone of the Payment Plan. All these monetary adjustments shall be made at the same rate per square meter as agreed by the parties to this Agreement.

ix) The Promoters/vendors hereby agree to observe, perform and comply with all the terms, conditions, stipulations and restrictions if any, which may have been imposed by the concerned local authority at the time of sanctioning the said plants or thereafter and shall, before handling over possession of the Apartment to the Allottee/purchaser, obtain from the concerned local authority occupancy and/or completion certificates in respect of the Apartment.

x) Time is essence of contract for the Promoters/vendors as well as the Allottee/purchaser. The Promoters/vendors shall abide by the time schedule or completing the project and handing over the Apartment to the Allottee/purchaser and the common areas to the association of the allottees/ purchasers after receiving the occupancy certificate or the completion certificate or both, as the case may be. Similarly, the Allottee/purchaser shall make timely payments of the installment and other dues payable and other dues payable by him/her and meeting the other obligations under the