Expenses towards conveyance, stamps, engrossing and registration as and when demanded and required shall be paid by Purchaser/s. If default is committed in making payment of the said sums, it shall be treated as breach of the agreement which entitles the Developer to terminate it.

11. The Purchaser/s himself/ herself with an intention to bring all the persons into whatsoever or whomsoever hands the said premises may come and also for the benefits of the Purchaser/s of other premises, do hereby covenant with the Owner/Developer as follows:-

a. To maintain the said premises at the Purchaser/s own costs in good tenable repairs and condition from the date of the possession of the said premises is taken and shall not do or suffer to be done, anything in or to the said premises or the building in which the said premises is situated, any passage which may be against the rules, regulations of the bye- laws of the concerned local or the Public authority or change, alter or make any addition to or in the said premises or the building in which the said premises is situated and/ or any part thereof.

b. Not to store any goods which are hazardous, combustible, dangerous in nature or are so as to damage the construction or structure of the building in which the said premises is situated, or storing of such goods is subjected by the concerned local authority or the public authority or by any other Purchaser/s of the premises in the said building and shall not carry or cause to be carried heavy packages, whose upper floors, which may damage or likely to damage the staircase, common passages or any other structure including the entrance of the building or the said premises. In case any damage is caused to the building on account of the purchaser/s using the said premises in any manner as aforesaid or negligence or default of the purchaser in this behalf, the purchaser/s alone shall be liable for the consequences of the breach and shall compensate reasonably.

c. To carry at his/her own costs all internal repairs to the said premises and maintain the same in good condition, state and order in which it was delivered by the Owner/Developer to the Purchaser and shall not do or suffer to be done anything in or to the said building in which the said premises are situated and carry out all the instructions as may be given by the concerned local authority under the rules and regulations and bye-laws

thereof and in the event the purchaser committing any act in contravention of the above, the purchaser shall alone be responsible and liable for the consequences thereof to the concerned local authority and/or other public authorities.

d. Not to demolish or cause to be demolished the said premises or any part thereof nor at any time make or cause to be made any additions or alterations of whatsoever nature in or to the said premises or any part thereof, nor any alteration or elevation and modifications to the outside color scheme of the building in which the said building is situated and shall keep the portions, sewers, drains, pipes in the said premises situate and shall not chisel or in any other manner damage the columns, beams, walls, slabs, R.C.C. pardi or other structural members of the said premises without written permission of the Owner/Developer and/ or the Society or Association or Company as the case may be.

e. Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said premises in the compound or any portion of the said land, open space, staircase of the said building.

f. To pay to the Owner/Developer the amounts within 7 days from the demand by the Owner/Developer his/her share of security deposit, demanded by the concerned local authority or the Government of the charges of water, electricity or any other service connections to the building in which the said premises are situated.

g. To bear and pay increased in the local taxes, water charges and such other levies, if any, which are imposed by the concerned local authority/s and/ or public authority/s or government authority/s, on account of change of user of the said premises, by the purchaser/s viz. uses for the purpose other than residence.

h. The purchaser/s shall not let, sublet, assign or transfer or part with the purchaser/s interest or benefit factor of this agreement or part with the possession of the said premises until all the dues payable by the said purchaser/s to the Owner/Developer under the present transaction are fully paid up and only if the purchaser has not been guilty of breach or breaches of or non observance of any of the terms and conditions of the present agreement and

until the purchaser has intimated in writing to the Owner/Developer .

i. The purchaser shall observe and perform all the rules and regulations which the Society, Association or the Ltd. Company or Apartment may adopt in its inception and the additions, alterations or amendments thereof, that may be made from time to time for the protection and maintenance of the said building and the said premises therein and for the observance and performance of the building, rules and regulations and bye-laws for the time being of the concerned local authority and of the Government and other public bodies. The purchaser shall also observe and perform all the stipulations and conditions laid down by the society, Association or the Limited Company regarding the occupation and use of the said premises in the building and shall pay the contribution regularly and punctually towards the taxes, expenses and the other out goings in accordance with the terms and conditions of this Agreement.

j. Till the conveyance of the building in which the said premises is situated is executed, the Purchaser/s shall permit the Owner/ Developer and/ or their surveyors, agents with or without workmen and others at all reasonable times to enter into and upon the said land and building or any part thereof in or upon the said with a view to examine the sate and the condition thereof.

k. The purchaser will use the said premises for residential purpose only.

l. The purchaser shall not create any sort of nuisance or annoyance in the said premises to the adjoining occupiers in the said building nor shall use the said premises as to cause vibrations to the said building.

m. The Owner/Developer shall have exclusive right of allotment of parking areas for the constructed premises and the purchaser in no case change the parking allotted to him/her/them.

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