

- 3.18 The PURCHASER further understand and agree, that the VENDOR shall be fully entitled and at liberty to allot any portion of open space/ground or any portion of terrace or any other facilities/amenities of the said building/complex to any particular buyer/owner or any person/s for exclusive use to which the PURCHASER/S shall not object and shall not interfere or obstructed any such open space/ground, terrace or any facilities/amenities which may be allotted by the VENDOR at any time to any particular buyer/owner or any person/s for any purpose. The VENDOR shall have a right to allow display of Hoardings/Neon-signs on the top terrace of the building/complex for advertisement or for installation of any machinery, equipment for tele-communication system on lease or otherwise to which the PURCHASER shall have no objection for such display and/or installation of any equipments, machinery etc. and shall not make any claim in relation thereto and any person/s in charge of maintenance of any telecommunication system so installed thereon shall have rights to approach the terrace from the stair case or lift to which no apartment owner including the PURCHASER shall have any objection and shall not prevent any such person from entering and approaching the terrace. The watchman room, meter room shall be exclusively in occupation/possession of the VENDOR and the PURCHASER shall not claim any rights, interest in the same at any point of time.
- 3.19 The PURCHASER understand, know and agree that he and his members shall not be entitled to use in any manner whatsoever the terrace and/or the open space which is exclusively allotted or to be allotted to any particular owner/s, as per aforesaid declaration deed or otherwise.
- 3.20 The letters, receipts and/or notices issued by the VENDOR and dispatched under certificate of posting to the address of the PURCHASER mentioned in this agreement shall be sufficient proof of receipt of the same by the PURCHASER and shall effectually discharge the VENDOR of any obligations of this agreement.
- 3.21 The PURCHASER undertakes to notify in writing any change in his address to the VENDOR.
- 3.22 During the subsistence of this agreement, the PURCHASER shall not be entitled to transfer his any rights or interest in the said property or to otherwise alginate with the same in any manner whatsoever without prior written permission of the VENDOR for which the VENDOR reserves rights and may allow subject to transfer fee of at least Rupees Ten Thousand and such other terms as may be deemed fit and agree to execute the sale deed in the name of any nominee/s of the PURCHASER as the PURCHASER may request.
- 3.23 The PURCHASER, understand and agree that even after making full and final payment towards consideration amount, he shall not take the possession of said Apartment without obtaining the possession letter from the VENDOR and in case of the PURCHASER having occupied the said Apartment/Flat without such possession