letter the possession and occupation of the PURCHASER shall be illegal and unauthorized. However, in the event of the PURCHASER having taken the possession of said Apartment/Flat during the construction work of said building, the PURCHASER shall not obstruct the further construction work in any manner and the PURCHASER shall be exclusively liable for all kinds of risks and consequences of having taken the possession without authority.

3.24 After execution of required conveyance deeds, the PURCHASER shall be liable to get the property in question mutated in his name in all relevant records at his cost and pay Ground rent, Corporation Taxes, cess, charges fee, duty electricity charges, water charges and all other charges, expenses etc., payable for his Apartment/Flat from the date of execution of conveyance deed or the PURCHASER receiving the possession of said Apartment/Flat whichever is earlier, regularly as may be levied by the Concerned authorities. However, until the separation of such charges/ taxes/ other expenses, or the same not being sever able, the PURCHASER shall be liable to bear and pay such all kinds of charges and expenses including taxes etc. proportionately to the VENDOR until the association of apartment owners is formed and after formation of association he shall pay such charges to the association as may be so assessed, determined and demanded.

3.25 The PURCHASER understand and agree that the construction work is completed by the VENDOR by the time as referred above provided that the prospective buyer/s of the premises make the payment of the stipulated installment in time and the construction work is not interrupted or disturbed due to non-availability of building materials, laborers strike, natural calamities, emergencies and other unavoidable circumstances beyond the control of the VENDOR.

3.26 The PURCHASER know and agree that in case any extra work as per statutory requirements or for more safety of the building or for making the complex luxurious and beautiful is required to be done, the expenses as may be incurred, therefore, shall be borne proportionately by the PURCHASER along with the other PURCHASER in the said complex and if any extra construction amenities or facilities are required and demanded by any particular PURCHASER for his own premises, other than that as provided under this agreement, the cost thereof shall be borne and paid by the PURCHASER individually in addition to the consideration agreed as above.

3.27 After receipt of full consideration amount, arrears of tax, cess ground rent etc. and other contributory charges from the PURCHASER, the VENDOR shall execute the required conveyance deed and hand over the possession of said Apartment in favour of and to the PURCHASER. However, the aforesaid contributory expenses shall be paid by the PURCHASER from the date of execution of sale deed or receiving the possession whichever is earlier.

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