3.28 THAT, the PURCHASER understand and agree that all required deeds and documents shall be got prepared by the VENDOR to which the PURCHASER shall have no objection. However, all kinds of expenses for the purpose of execution and registration of sale deed or other deeds or documents shall be born and paid by the PURCHASER. The PURCHASER further understand, agree and undertake that the VENDOR shall be fully entitled, free & at liberty to incorporate in the sale deed such other terms, restrictions or conditions as may be deemed fit or proper, but not included in this agreement, to regulate the use & enjoyment of the common rights, facilities, amenities etc., to which the PURCHASER shall have no claims or objection and agree upon any such conditions.

3.29 The PURCHASER understand that this sale transaction and consideration amount is relating to carpet area of the Apartment under sale and the total area of Apartment is mentioned only for the purpose of calculation of rights in common services, etc. which includes internal dimensions of all rooms, kitchen, drawing, dining, bath, W.C., internal passages, exclusive space, balcony area, parking as well as share in common areas, services, parking etc. which has been taken to be correctly described in the Schedules hereunder written and if any misstatement, difference error or omission in the area shall be discovered, the same shall not annual this transaction, nor shall any compensation be allowed in respect thereof to any party in case of decrease or increase, but all such error or omission will always be subject to necessary correction by the parties hereto.

3.30 The PURCHASER understand and agree that the VENDOR shall not be liable or responsible to bear or pay any charges, expenses relating to the sale transaction with the PURCHASER on any account what so ever and in case the PURCHASER is required to bear or pay any charges or expenses due to any legal requirement or other compulsions, the PURCHASER shall indemnify, compensate and reimburse the VENDOR against any or all such charges, expenses etc.

3.31 The PURCHASER understand & agree that upon his specific undertaking and agreeing to comply with all terms & conditions of this agreement the VENDOR has agreed to allot/sell the Apartment in favour of the PURCHASER otherwise, the VENDOR would have not entered this agreement.

3.32 **THAT** all expenses on account of preparation of this Sale Deed including the cost of Stamp Duty and registration Fees payable thereon has been borne and paid by the Purchaser.

3.33 **THAT** the Vendor shall not be held responsible to pay any kind of common maintenance payable in respect of the said building.

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