

THE FIRST SCHEDULE
SPECIFICATIONS OF THE BUILDING

1. FOUNDATION

Bored piles and/or pre-cast piles and/or reinforced concrete piles and/or footings and/or non-suspended slabs on grade.

2. SUPERSTRUCTURE

Pre-cast and/or cast-in-situ reinforced concrete and/or reinforced concrete prefabricated and prefinished volumetric construction (PPVC) and/or steel structures.

3. WALLS

- a. External Walls : Reinforced concrete and/or precast panels and/or lightweight concrete panels/blocks.
- b. Internal Walls : Reinforced concrete wall and/or drywall partition and/or precast panel and/or lightweight concrete panel/ blocks.

4. ROOF

Flat Roof : Reinforced concrete slab and/or metal roof with waterproofing system and insulation (where applicable).

5. CEILING

(i) Residential Units

Refer to Ceiling Height Schedule for details.

- a. Living, Dining, Bedroom, Study, Junior Master Bedroom, Corridor leading to Bedrooms, Household Shelter, Store (Flexi), Kitchen and Yard : Concrete slab with skim coat and/or ceiling board and/or box up to designated areas with paint finish.
- b. Balcony and PES : Concrete slab with skim coat and/or box up with paint finish
- c. All Bathrooms and WC : Ceiling board and/or box up to designated areas with paint finish.

(ii) Common Areas

- a. Lift Lobbies : Concrete slab with skim coat and/or plasterboard with paint finish.
- b. Carpark area and Staircase : Concrete slab with skim coat with paint finish.

6. FINISHES

Finishes - Wall

(i) Residential Units

- a. Living, Dining, Bedroom, Study, Junior Master Bedroom, Corridor leading to Bedrooms, Household Shelter, Store (Flexi), Kitchen and Yard : Cement and sand plaster and/or skim coat with paint finish (up to false ceiling and on exposed surfaces only).
- b. Balcony and PES : Cement and sand plaster and/or skim coat with paint finish.

- c. All Bathrooms and WC : Porcelain and/or ceramic and/or homogeneous tiles (up to false ceiling and on exposed surfaces only).

Note : No finishes behind vanity top, vanity cabinets, kitchen cabinets, mirrors, glass and wall surfaces above false ceiling. Finishes to exposed surfaces only.

(ii) Common Areas - Internal Wall Finishes

- a. Lift Lobbies : Porcelain and/or homogenous and/or laminate finish and/or cement and sand plaster and/or skim coat with paint finish (up to false ceiling and at exposed surfaces).
- b. Carpark and Staircases : Cement and sand plaster and/or skim coat with paint finish.

Finishes - Floor

(i) Residential Units

Unit Types A1/ A1(p)/ A1(d)/ A2S/ A3S/ A3S(p)/ A3S(d)/ A4S(p)/ B1/ B1(d)/ B2S/ B2S(d)/ B3S/ B3S(p)/ B3S(d)/ B4S/ B4S(d)/ C1/ C1(p)/ C1(d)/ C2/ C2(p)/ C2(d)/ C3/ C3(p)/ C3(d)/ C4/ C4(p)/ C4(d)

- a. Living, Dining, Dry Kitchen, Corridor leading to Bedrooms, Store (Flexi) and Study : Porcelain and/or ceramic and/or homogeneous tiles with painted timber skirting (where applicable)
- b. Wet Kitchen/ Yard, Kitchen, Balcony and PES : Porcelain and/or ceramic and/or homogeneous tiles with skirting (where applicable)
- c. Bedroom : Engineered timber flooring with skirting
- d. All Bathrooms and WC : Porcelain and/or ceramic and/or homogeneous tiles

Unit Types D1/ D1(p)/ D1(d)/ E1/ E1(p)/ E1(d)/ E2P/ E2P(p)/ E2P(d)

- a. Living, Dining, Corridor leading to Bedrooms, Bedroom 4 (Applicable to D2DK/ D3DK only), Dry Kitchen, Kitchen, Private Lift Lobby, Store (Flexi) : Marble with painted timber skirting (where applicable)
- b. Household Shelter, Wet Kitchen/ Yard, Balcony and PES : Porcelain and/or ceramic and/or homogeneous tiles with skirting (where applicable)
- c. Bedroom : Engineered timber flooring with skirting
- d. All Bathrooms and WC : Porcelain and/or ceramic and/or homogeneous tiles

Note : No finishes below kitchen cabinets and wardrobes. Finishes to exposed surfaces only.

7. WINDOWS

Aluminum framed windows with tinted glass and restrictor where applicable.

8. DOORS

- a. Main Entrance : Approved fire-rated timber door
- b. Living/ Dining/ Master Bedroom/ Bedroom 4 leading to Balcony/ PES (where applicable) : Aluminium framed sliding glass door with restrictor where applicable.
- c. Bedroom, Study and all bathrooms : Hollow core timber swing door
- d. Kitchen : Hollow core timber sliding door with glass panel

- e. WC : PVC slide-swing door
- f. Household Shelter : Approved metal swing door
- g. Foyer : Hollow core timber swing door and/or hollow core timber swing door with louver

Note:

Good quality locksets and ironmongery shall be provided to all doors.

All glass doors to be of tinted/ and/or clear glass (where applicable).

All aluminum framed sliding glass door to be of tinted glass with restrictor where applicable.

9. SANITARY FITTINGS

- a. Master Bath/ Bath 3 (Applicable to Types D2DK/ D2DK(p)/ D2DK(d)/ D3DK/ D3DK(p)/ D3DK(d) only)
 - 1 Wall hung Water closet
 - 1 Basin and basin mixer
 - 1 Shower mixer with handheld shower, shower rail and overhead shower set
 - 1 Toilet paper holder
 - 1 Mirror with cabinet
 - 2 Robe Hooks
- b. Common Bath/ Junior Master Bathroom
 - 1 Wall hung Water closet
 - 1 Basin and basin mixer
 - 1 Shower mixer with shower rail and hand shower set
 - 1 Toilet paper holder
 - 1 Mirror
 - 1 Robe Hook
- c. WC
 - 1 Pedestal Water closet
 - 1 Basin and tap
 - 1 Handheld shower set with 2-way cold tap
 - 1 Toilet paper holder
 - 1 Robe Hook
- d. Kitchen/ Dry Kitchen (Applicable to D to E only)
 - 1 Stainless steel sink and sink mixer.
- e. PES
 - 1 bib tap [Applicable to Living PES of Unit Types A1(p), A3S(p), A4S(p), B3S(p), C1(p), C2(p), C3(p), C4(p), D1(p), D2DK(p), D3DK(p), E1(p), E2P(p)]

10. ELECTRICAL INSTALLATION

- a. All electrical wiring within the unit shall generally be concealed, except those above the false ceiling, within DB/ Storage and at the AC ledge, which shall be in exposed conduits or trunking.
- b. All electrical wiring shall be in accordance with current edition of Singapore Code of Practice SS638:2018.
- c. Refer to Electrical Schedule for details.

11. TV / CABLE SERVICES / TELEPHONE POINTS / DATA POINTS

Refer to the Electrical Schedule for details. Data point in Category 6 cable provided to Living and all Bedrooms and terminated in patch panel in DB.

12. LIGHTNING PROTECTION

Lightning protection system shall be provided in accordance with current edition of Singapore Standard SS555:2018.

13. PAINTING

- a. Internal Wall : Emulsion Paint
- b. External Wall : Spray textured coating finish and/or external paint and/or other approved exterior paint to exposed area only.

14. WATERPROOFING

Waterproofing shall be provided to floors of Bathrooms, WC, Kitchen, Balcony, PES and Yard.

15. DRIVEWAY AND CAR PARK

- a. Surface Driveway : Tiles and/or stone and/or pavers and/or tarmac and/or reinforced concrete finish (where applicable).
- b. Carpark : Reinforced concrete finish.

16. RECREATION FACILITIES

1st Level Facilities List

Arrival Zone (1st Level)

- 1. Arrival Clubhouse
 - Welcome Reception
 - Arrival Lobby
 - Arrival Lounge
- 2. Guardhouse
- 3. Residential Drop-off
- 4. Smart Parcel
- 5. Clubhouse Lift – Accessible Lift

3rd and 4th Level Facilities List

Botanical Zone (3rd Level)

- 1. (Reading Corner) Relaxation Courtyard
- 2. Secret Garden
- 3. (Deck) Botanical Deck
- 4. (Spa Pool) Botanical Spa Pool

Tranquillity Zone (4th Level)

- 5. (Spa) Tranquillity Spa
- 6. Tranquillity Clubhouse
 - (Work Room) Co-work Lounge
 - (Games Room) Studio
 - (Social Room) Dining Room (3rd Level)
- 7. Wellness Lawn
- 8. (Tea Corner) Wellness Lounge

Vitality Zone (4th Level)

- 9. Vitality Trail
- 10. (Dining Pavilion) Gourmet Grill Pavilion
- 11. Pool Deck
- 12. (Lap Pool) Vitality Pool
- 13. (Cabana) Pool Cabana
- 14. Chill-out Lounge

Social Zone (4th Level)

- 15. Social Clubhouse
 - Gymnasium

Changing Room
Function Room 1 & 2

- 16. Multipurpose Court
- 17. Pool Deck
- 18. Family Pool
- 19. (Pool Deck) Social Deck
- 20. (Wading Pool) Kids' Play Pool
- 21. (Playground) Kids' Play
- 22. (Pets Corner) Pets' Play

17. ADDITIONAL ITEMS

- a. Kitchen Cabinets : Engineered Quartz countertop and tile backsplash, with high and low kitchen cabinets in laminate and/or melamine finish where applicable. High top hung cabinets with concealed lighting where applicable.
- b. Kitchen Appliances : Unit Types A1/ A1(p)/ A1(d)/ A2S/ A3S/ A3S(p)/ A3S(d)/ A4S(p)/ B1/ B1(d)/ B2S/ B2S(d)/ B3S/ B3S(p)/ B3S(d)/ B4S/ B4S(d)
Induction hob, cooker hood and built-in oven. Built-in integrated fridge and washer-cum-dryer.

Unit Types C1/ C1(p)/ C1(d)/ C2/ C2(p)/ C2(d)/ C3/ C3(p)/ C3(d)/ C4/ C4(p)/ C4(d)/ D1/ D1(p)/ D1(d)/ D2DK/ D2DK(p)/ D2DK(d)/ D3DK/ D3DK(p)/ D3DK(d)/ E1/ E1(p)/ E1(d)/ E2P/ E2P(p)/ E2P(d)
Gas hob, cooker hood and built-in oven. Free-standing fridge and washer-cum-dryer.

Unit Types D2DK/ D2DK(p)/ D2DK(d)/ D3DK/ D3DK(p)/ D3DK(d) Bedroom 4
Induction hob, cooker hood. Built-in integrated fridge and washer-cum-dryer.
- c. Wardrobes : Built-in wardrobes with doors in laminate finish complete with internal drawers and finish in melamine finish.
- d. DB/ Storage : Cabinet door in laminate and/or melamine finish with internal shelf in melamine finish where applicable, complete with cement and sand plaster and/or skim coat with paint finish.
- e. Vanity Counter : Unit Types A1/ A1(p)/ A1(d)/ A2S/ A3S/ A3S(p)/ A3S(d)/ A4S(p)/ B1/ B1(d)/ B2S/ B2S(d)/ B3S/ B3S(p)/ B3S(d)/ B4S/ B4S(d)/ C1/ C1(p)/ C1(d)/ C2/ C2(p)/ C2(d)/ C3/ C3(p)/ C3(d)/ C4/ C4(p)/ C4(d)
Engineered Quartz counter top with cabinetry below in laminate and/or melamine finish where applicable. Mirror cabinet with concealed lighting, complete with internal shelving in melamine finish

Unit Types D1/ D1(p)/ D1(d)/ E1/ E1(p)/ E1(d)/ E2P/ E2P(p)/ E2P(d)
Marble counter top with cabinetry below in laminate and/or melamine finish where applicable. Mirror cabinet with concealed lighting, complete with internal shelving in melamine finish
- f. Air-Conditioning System : Exposed single and/or multi-split wall mounted air-conditioning system to Living/Dining, Bedrooms, Study and Store (Flexi).
- g. Mechanical Ventilation System : Mechanical ventilation to all bathrooms/ WC without windows

- h. Audio & Video Telephony : Audio Video Telephony System which is to be connected via the Purchaser's personal devices such as handsets / tablets, is provided for communication with Guard House and visitor call panels.
- i. Home Fire Alarm Device : One standalone battery operated home fire alarm device (HFAD) is provided for each unit. Home fire alarm device is not connected to the building's fire alarm system and is a one-off provision.
- j. Hot Water Supply : Hot water provided to all Bathrooms and Kitchens except WC.
- k. Water Storage Tank : Electric storage water heater.
- l. Town Gas : Town gas provided to Kitchens for all unit types except for unit types A1(d), A1, A1(p), A2S, A3S(d), A3S, A3S(p), A4S(p), B1(d), B1, B2S(d), B2S,B3S(d), B3S, B3S(p), B4S(d), B4S, Bedroom 4 of D2DK(d)/ D2DK/ D2DK(p)/ D3DK(d)/ D3DK/ D3DK(p).
- m. Railings
 - Balcony, PES and AC Ledge : Metal railing and wall
- n. Security System : Carpark Barrier with access control using residents' vehicle IU (in vehicle unit), Proximity Card Access System at Pedestrian Side Gates and designated Lift Lobbies.
- o. Smart Home System : 1 No. of Smart Home Gateway
1 No. of Smart IP Camera
1 No. of Smart Digital Lockset for Main Entrance Door
Smart Aircon Controls for all aircon units

CEILING HEIGHT SCHEDULE

Location	Ceiling Height (m)
Ceiling Height	
Living, Dining	2.8m
Living, Dining (Applicable to Top Floor Units only)	5m at high ceiling area
Bedroom, Study	2.8m
Kitchen	2.4m
Yard (Where applicable)	2.4m
Bath, WC	2.42m
Balcony/ PES	2.9m
Balcony (Applicable to Top Floor Units only)	3.6m
Corridor leading to Bedrooms	2.4m
Household Shelter	2.75m
Household Shelter (Applicable to Top Floor Units only)	2.65m

Note:

- 1) Floor to Ceiling Height - floor finish level to underside of slab/ceiling where applicable (in m)
- 2) Ceiling height for localized bulkheads (where applicable) is at 2.4m (or higher).

ELECTRICAL SCHEDULE

Description	UNIT TYPE											
	A1/ A1(p)/ A1(d)	A2S	A3S/ A3S(p)/ A3S(d)/ A4S(p)	B1/ B1(d)	B2S/ B2S(d)	B3S/ B3S(p)/ B3S(d)/ B4S/ B4S(d)	C1/ C1(p)/ C1(d)	C2/ C2(p)/ C2(d)/ C3/ C3(p)/ C3(d)/ C4/ C4(p)/ C4(d)	D1/ D1(p)/ D1(d)	D2DK/ D2DK(p)/ D2DK(d)/ D3DK/ D3DK(p)/ D3DK(d)	E1/ E1(p)/ E1(d)	E2P/ E2P(p)/ E2P(d)
Lighting Point	8	8	9	10	11	12	14	18	20	23	23	24
13A Power Point	15	17	17	18	20	20	21	25	28	32	33	34
13A Power Point (WP)	1	-	1	-	-	1	1	2	1	2	1	1
Television Outlet	2	2	2	3	3	3	4	4	5	5	6	6
Telephone Point / Data Outlet	5	5	5	6	6	6	7	7	8	9	10	10
Bell Point	1	1	1	1	1	1	1	1	1	1	1	1
Hood Point	1	1	1	1	1	1	1	1	1	2	1	1
Hob Point	1	1	1	1	1	1	1	1	1	2	1	1
Oven Point	1	1	1	1	1	1	1	1	1	1	1	1
Washer cum Dryer Point	1	1	1	1	1	1	1	1	1	2	1	1
Refrigerator Point	1	1	1	1	1	1	1	1	1	2	1	1
Water Heater Point	1	1	1	2	2	2	2	2	3	3	4	4
Aircon Isolator	2	2	2	2	2	2	3	3	4	4	5	5

*Note : Isolators shall be provided accordingly to the no. of condensing units for each apartment.
 Lightings within shower cubicle to be recessed above ceiling in compliance with SS638:2018
 "WP" denotes weatherproof.
 Twin power points will be counted as 2 number of 13A power points.

Notes to Specifications

A Marble/Limestone/Granite

Marble/limestone/granite/ are natural stone materials containing veins with tonality differences. There will be colour and markings caused by their complex mineral composition and incorporated impurities. While such materials can be pre-selected before installation, this non-conformity in the marble/limestone/granite as well as non-uniformity between pieces cannot be totally avoided. Granite tiles are pre-polished before laying and care has been taken for their installation. However, granite, being a much harder material than marble, cannot be re-polished after installation. Hence, some differences may be felt at the joints. Subject to clause 14.3, the tonality and pattern of the marble, limestone or granite selected and installed shall be subject to availability.

B Engineered Wood

The top layer of engineered wood is from a natural timber material containing veins and tonal differences. Thus, it is not possible to achieve total consistency of colour and grain in their selection and installation. Engineered wood is subject to thermal expansion and contraction beyond the control of the builder and the Vendor. Notwithstanding this note, the Vendor shall remain fully responsible for the performance of its obligations under clause 9 and clause 17.

C Quartz

Quartz stone is an engineered stone surface that comprises of natural extract from the earth. The pigmentation found in these natural extract sometime varies and as a result, the final products are subjected to variations in colour and vein pattern. Like most materials, excessive force, high point loads, pressure or heat may cause thermal shock, discoloration or damage to the surface. Notwithstanding this note, the Vendor shall remain fully responsible for the performance of its obligations under clause 9 and clause 17.

D Air-conditioning system

To ensure good working condition of the air-conditioning system, the system has to be maintained and cleaned on a regular basis by the Purchaser. This includes the cleaning of filters, clearing of condensate pipes and charging of gas. The Purchaser is advised to engage his own contractor to service the air-conditioning system regularly.

E Television and/or Internet Access

The Purchaser is liable to pay annual fee, subscription fee and such other fees to the television and/or internet service providers or any other relevant party or any relevant authorities. The Vendor is not responsible to make arrangements with any of the said parties for the service connection for their respective channels and/or internet access.

F Materials, Fittings, Equipment, Finishes, Installations and Appliances

Subject to clause 14.3, the brand, colour and model as specified for all materials, fittings, equipment, finishes, installations and appliances to be supplied shall be provided subject to the Architect's selection and market availability.

G Layout/Location of Wardrobes, Kitchen Cabinets, Fan Coil Units, Home Fire Alarm Device, Electrical Points, Television Points, Telecommunication Points, Door Swing Positions and Plaster Ceiling Boards

Layout/Location of wardrobes, kitchen cabinets, fan coil units, home fire alarm device, electrical points, television points, telecommunication points, door swing positions and plaster ceiling boards are subject to the Architect's final decision and design.

H Warranties

Where warranties are given by the manufacturers and/or contractors and/or suppliers of any of the equipment and/or appliances installed by the Vendor at the Unit, the Vendor will assign to the Purchaser such warranties at the time when vacant possession of the Unit is delivered to the Purchaser. Notwithstanding this assignment, the Vendor shall remain fully responsible for the performance of its obligations under clauses 9 and 17.

I Web Portal of the Housing Project

The Purchaser will have to pay annual fee, subscription fee or any such fee to the service provider of the Web Portal of the Housing Project as may be appointed by the Vendor or the management corporation when it is formed.

J False Ceiling

The false ceiling space provision allows for the optimal function and installation of M&E services. Access panels are allocated for ease of maintenance access to concealed M&E equipment for regular cleaning purposes. Where removal of equipment is needed, ceiling works will be required. Location of false ceiling is subject to the Architect's sole discretion and final design.

K Gondola System

Gondola supports/ brackets/ platforms/ tracks will either be floor, wall or soffit mounted (top/ side/ below) on RC flat roof/ external wall/ RC ledge/ trellis/ canopy of tower blocks.

L Waste Disposal System

Pneumatic waste conveyance system provided at common area at every residential lift lobby level.

M Glass

Glass is manufactured material that is not 100% pure. Invisible nickel sulphide impurities may cause spontaneous glass breakage, which may occur in all glass by all manufacturers. The Purchaser is recommended to take up home insurance covering glass breakage to cover this possible event. Notwithstanding this note, the Vendor shall remain fully responsible for the performance of its obligations under clauses 9 and 17.

N Mechanical Ventilation System

Mechanical ventilation fans and ductings are provided to toilets which are not naturally ventilated. To ensure good working condition of the mechanical ventilation system, the mechanical ventilation system for the exhaust system within internal toilets (where applicable) is to be maintained by the Purchaser on a regular basis.

O Wall

All wall finishes shall be terminated at false ceiling level. There will be no tiles/stone works behind kitchen cabinets/vanity cabinet/mirror.

P Cable Services

The Vendor shall endeavour to procure a service provider for television and/or internet services (the "Cable Services") to provide the necessary cabling or connection from its network to the Unit/Building and/or the Housing Project (or any part or parts thereof), so as to enable the Unit/Building and/or the Housing Project to receive the Cable Services. In the event, despite reasonable efforts being made by the Vendor, the Vendor is unable to procure any service provider to provide the said cabling or connection, thereby resulting in there being no Cable Services available in the Unit/Building and/or the Housing Project, the Vendor shall not be liable to the Purchaser for any compensation or for any damages, costs, fees, expenses or losses

whatsoever, or howsoever incurred, by virtue of the Purchaser being unable to obtain the Cable Services in the Unit/Building and/or the Housing Project.

Q Prefabricated Toilets/Prefabricated Bathrooms

Certain master bathroom, bathroom and WC may be prefabricated construction and all penetrations are sealed at manufacturer's factory prior to installation on site. Any subsequent penetrations are not recommended as they will compromise the waterproofing warranty.

R Prefabricated Pre-Finished Volumetric Construction (PPVC)

Certain unit and/or area may be prefabricated structurally reinforced concrete volumetric module with complete and/or pre-finished concealed electrical services and/or plumbing services and/or air conditioning and mechanical ventilation ("ACMV") services and/or sanitary services and/or gas services construction. All walls, penetration openings, electrical services, plumbing services, ACMV services, sanitary services and **gas services** are pre-designed and/or concealed and/or pre-route prior to installation on site. No hacking of any structural walls of the unit is allowed.

S Home Fire Alarm Device (HFAD)

Home Fire Alarm Device is provided to each residential unit as per compliance to the local Authorities' requirements. To ensure good working condition, the HFAD must be maintained by the Purchaser.

GENERAL DESCRIPTION OF HOUSING PROJECT

Details of building specifications:

Refer to the Building Specification in the First Schedule hereto.

Types of residential and commercial units (if any) located in the Housing Project:

Consists of 407 residential units and 1 commercial strata lot.

Total number of units in each class:

Total 407 units, refer to table below:

S/N.	Type	No. of Units
1.	1 Bedroom – A1, A1(p), A1(d), A2S, A3S, A3S(p), A3S(d), A4S(p)	85
2.	2 Bedroom – B1, B1(d), B2S, B2S(d), B3S, B3S(p), B3S(d), B4S, B4S(d)	120
3.	3 Bedroom – C1, C1(p), C1(d), C2, C2(p), C2(d), C3, C3(p), C3(d), C4, C4(p), C4(d)	101
4.	4 Bedroom – D1, D1(p), D1(d), D2DK, D2DK(p), D2DK(d), D3DK, D3DK(p), D3DK(d)	61
5.	5 Bedroom – E1, E1(p), E1(d), E2P, E2P(p), E2P(d)	40
	Total	407

Description of common property:

Carpark spaces, Management Office, Lift and Lift lobbies, Driveway, Recreational Facilities and M&E rooms and all common property as defined in the Building Maintenance and Strata Management Act, Cap. 30C and the Land Tiles (Strata) Act, Cap 158.

Description of limited common property which the Purchaser is entitled to the benefit of:

All those parts of the common property designated for the exclusive use and benefit of the residential owners in the Mixed Development Project, including the recreation facilities described under item 16 of The First Schedule hereto, under the Specifications of the Building, the management office and all other facilities, equipment and installations for the exclusive use and benefit of the residential owners.

Total number of carparking spaces:

344 carparking spaces.

- Not less than 14 Carpark lots for Commercial Unit Owners
- Not less than 330 Carpark lots for Residential Unit Owners

Description of carparking spaces:

326 carpark lots & 4 accessible car park lots in 1st, 2nd and 3rd Storey of the podium for the residential units.

14 carpark lots consisting of 13 car park lots and 1 accessible car park lot at 1st Storey for the retail units comprised in the commercial strata lot.

Purpose of Housing Project and restrictions as to use:

The Housing Project is a residential flats development with commercial units at 1st storey. The restrictions, rules and regulations as to the use of the 407 residential units are contained in the Third Schedule to the Sale and Purchase Agreement.