

COVERING LETTER

Ref. No: SCSPL/AMJ/IBV/BMT-401/21-22/0205

Date : Feb 25, 2022

To,

Imperative Business Ventures Pvt. Ltd.

Unit No-701, Amfotech Amsons IT Park Road No-7, Padwal Nagar,
Opp MIDC Vardaan Wagle Estate Thane West 400604.

Dear Sir / Madam,

Subject : Unit No. **401** on the **4th** Floor ("Unit") of **BHAIRAAV MILESTONE** ("Building") now under construction on Plot No.C-15, Wagle Industrial Estate, Thane 400 604("Plot")

Reference : Deed of Assignment dated **Dec 13, 2021** ("**Agreement**") vide registration No. **TNN-2-24064-2021** executed by us in your favour for transfer of the Unit.

We thank you for your purchase of the above Unit in the Building **BHAIRAAV MILESTONE** being constructed by us. We hereby offer you possession of the above Unit.

1. We are enclosing herewith –

i. Possession Letter

ii. Terms of Fit-out.

iii. Letter confirming allotment of Car Parking Space

2. We also request you to sign the Society registration forms for registration of the Co-operative Society of the Unit holders to be formed.

3. Please subscribe your signature at the foot hereof in token of confirmation of the terms hereof. We also request you to sign and deliver to us the duplicate of the terms confirming and recording possession.

We wish you a happy experience in **Bhairaav Milestone**.


Yours truly,



For Sharpmind Consultancy Services Private Limited


Authorized Signatory

I/We confirm
**Imperative Business Ventures Pvt.
Ltd.**


Authorized Signatory



POSSESSION LETTER

Ref. No: SCSPL/AMJ/IBV/BMT-401/21-22/0206

Date : Feb 25, 2022

To,

Imperative Business Ventures Pvt. Ltd.

Unit No-701, Amfotech Amsons IT Park Road No-7, Padwal Nagar,
Opp MIDC Vardaan Wagle Estate Thane West 400604.

Dear Sir / Madam,

Subject : Handing over vacant and peaceful possession of **Unit No. 401 on 4th floor, ("Unit") of BHAIRAAV MILESTONE ("Building")** now under construction on Plot No.C-15, Wagle Industrial Estate, Thane 400 604 ("**Plot**")

Reference : Deed of Assignment dated "**Dec 13, 2021 ("Agreement")**" vide registration No. **TNN-2-24064-2021** executed by us in your favour for transfer of the Unit.

With regard to the terms and conditions of above mentioned deed, we are pleased to hand over you the vacant, quiet and peaceful possession of **Unit No 401**, in the project "**Bhairaav Milestone**" along with set of keys of the Unit.

It gives us immense pleasure that you are moving into your new venture. You could not have chosen a better place than **Bhairaav Group** project.

It is our endeavour to enhance lifestyle of our customers and we feel amply rewarded to see our customer is happy. This is the thought behind Bhairaav's sign off line - **Better lifestyles, better life....**

On this momentous occasion, we pray to Lord Mahaveera to bless your new business venture and bestow prosperity, health and happiness to you and your family members.

We thank you for the trust placed in Bhairaav Group, and seek your co-operation in preserving the Elevation & Beauty aesthetics of the building.

You are requested to kindly submit the duplicate of this letter with Facility office and obtain an entry to your new Unit under their guidance.

Thanking You,

For **Sharpmind Consultancy Services Private Limited.**

Authorized Signatory



I /We hereby confirm vacant & Peaceful possession of unit

Imperative Business Ventures Pvt. Ltd.

Authorized Signatory



Allotment of Temporary Car Parking Space(s)

Ref. No: SCSPL/AMJ/IBV/BMT-401/21-22/0204

Date : Feb 25, 2022

To,

Imperative Business Ventures Pvt. Ltd.

Unit No-701, Amfotech Amsons IT Park Road No-7, Padwal Nagar,
Opp MIDC Vardaan Wagle Estate Thane West 400604.

Dear Sir / Madam,

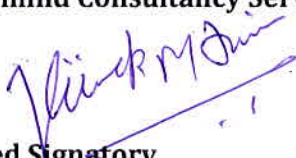
Subject : Allotment of Temporary Car Parking Space(s) in respect of Unit No. **401** on the **4th** Floor of **BHAIRAAV MILESTONE ("Building")** now under construction on Plot No.C-15, Wagle Industrial Estate, Thane 400 604-("Plot")

We refer to the above Deed of Assignment dated **Dec 13, 2021** vide registration No. **TNN-2-24064-2021** and in particular Clause 1B/ Clause 2 of the Agreement.

1. As mutually agreed, we hereby provide Temporary Car Parking Space No(s). **56,57,58,59,60,61** at **Ground** Level as indicated in the plan annexed hereto.
2. On completion of the Project, we will provide you permanent Car Parking Space(s) in lieu of the temporary parking space being provided currently. However, you are bound/liable to surrender the temporary Car Parking Space and the present Car Parking letter at the time of allotment of Final Car Parking space subsequently.
3. The terms of holding and enjoyment of the Car Park(s) are as set out in the annexed letter. We request you to sign this letter and also the accompanying terms in token of confirmation of the terms thereof.

Yours truly,

For **Sharpmind Consultancy Services Private Limited.**



Authorised Signatory



- Encl . (i) Plan showing location of Car Park
(ii) Terms of Allotment of Car Park.

I/We agree and confirm:

Imperative Business Ventures Pvt. Ltd.



Authorized Signatory



TERMS AND CONDITIONS OF TEMPORARY CAR PARK

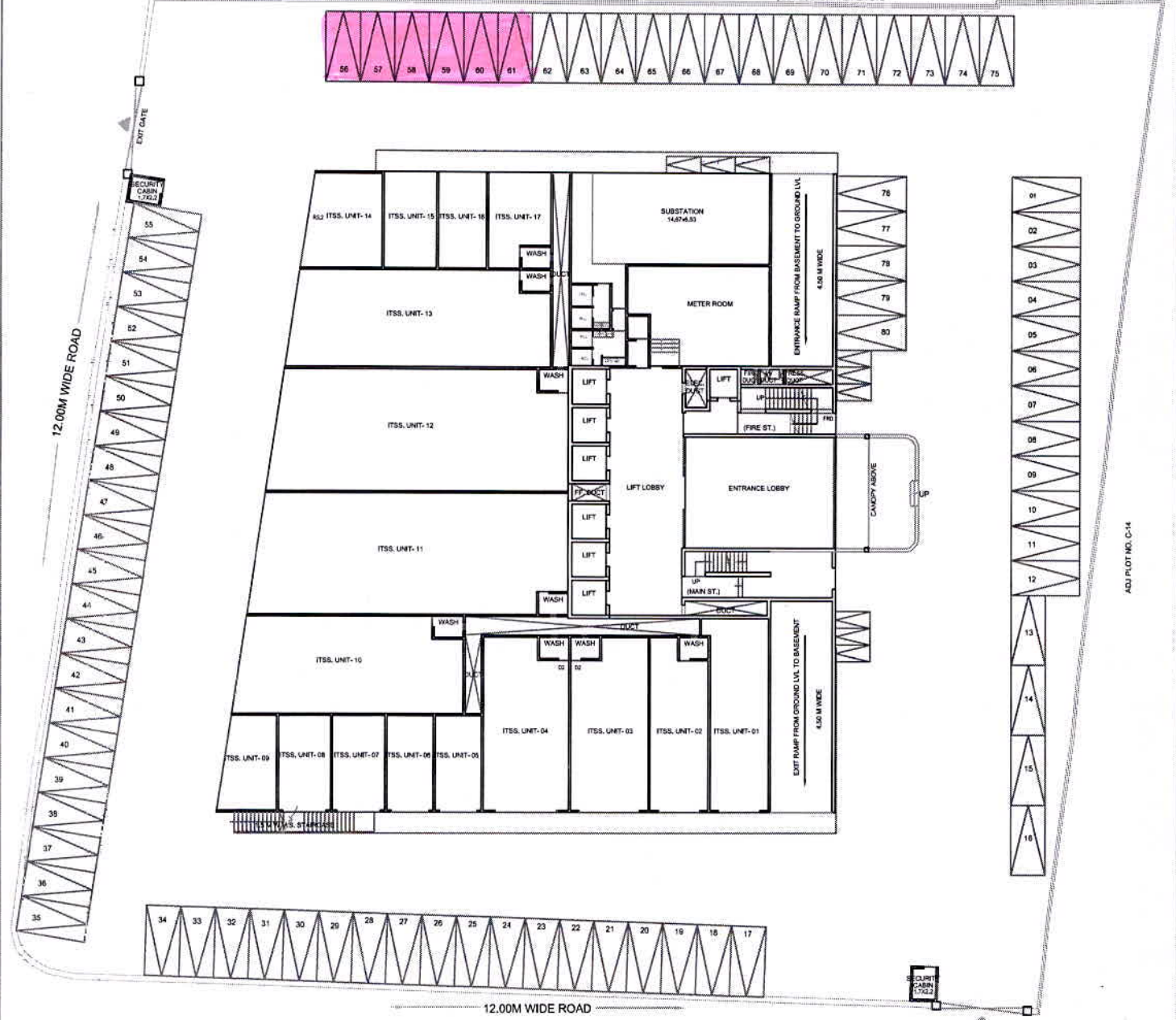
| | |
|-----|--|
| 1. | The Temporary Car Parking Space No. 56,57,58,59,60,61 at Ground Level shall be held as appurtenant to and conjointly with Unit No. 401 on the 4th Floor of BHAIRAAV MILESTONE now under construction on Plot No.C-15, Wagle Industrial Estate, Thane. |
| 2. | The Assignee shall be entitled to commence use of the Parking after taking possession of the Unit after the Assignee has made payment of all amounts due to Sharpmind Consultancy Services Private Ltd. and payable under the Agreement. |
| 3. | Each "Parking Space" shall be used in terms of the Deed of Assignment dated Dec 13, 2021 for parking 1 (One) non-commercial personal vehicle(s) of the holder/licensee (for the time being) of the unit, and/or any person/s engaged in or working from the Unit. The Assignee shall not use the said parking space for parking of heavy/commercial vehicles or store goods or put the said parking space to any residential/commercial use or any other use other than for parking of vehicles. |
| 4. | The Assignee shall be liable to ensure that the parking space(s) is kept open. The Assignee shall not enclose the said parking space by erecting shutters, rolling/sliding/collapsible gate, grills or partitions or otherwise in any manner howsoever or provide / use communication lines, electric or water connections therein. In case of breach hereof, the Promoter and/or the Society formed in respect of the Building shall be entitled to demolish the same without recourse. |
| 5. | The Assignee shall not be entitled to wash the car in the said Parking Facility. |
| 6. | The Assignee shall use the Parking without disrupting the right of other persons who are allotted parking in other portions of the Facility / Stilt, |
| 7. | The Assignee shall be liable to bear the share of taxes (if any) as also the cost of repair, maintenance and operation of the Mechanised Car Parking Facility jointly with other Assignee thereof, |
| 8. | This allotment is subject to Society's Rules and Bye-laws which will be applicable upon formation of the Society and the Assignee shall at all times comply with the rules and bye-laws of the Society as may be modified from time to time. |
| 9. | The Assignee shall be liable to bear the taxes levied by the Municipal Corporation on the Parking Space. |
| 10. | The Assignee shall not assign or create any third party rights or part with possession of the Car Park (wholly or partly) or any part thereof or share the user of the said parking space to any other person without previous permission in writing of the Society/ Developer. |



Signature

ADJ PLOT NO. C-16

PLOT BOUNDARY AS PER CTS



GROUND FLOOR PLAN
SCALE:1:200

ADJ PLOT NO. C-14

