

WELLGROOMED VENTURE

Shankarwadi, Village Mogra, C.T.S. No 330(pt) Western Express Highway, Jogeshwari (E), Mumbai 400 060

Date: 31st Jan 2013

To,

VISION PROJECTS TECHNOLOGIES PVT.LTD.

D No1-9-6,Sriram Nagar, Kakinada,
Andhra Pradesh 533 033.

Dear Sir/Madam,

Sub: Possession for Unit No. 611/612 on 06th floor in Hubtown VIVA situated at Jogeshwari (E), Mumbai - 400 060.

- A. We refer to the Sale Agreement dated 23rd November 2012 entered into between us in respect of the said Unit referred Unit and duly registered as document no. BDR4 - 9954- - 2012 dated 23rd November 2012 with the Sub Registrar of Assurances at Bandra (E). The said Sale Agreement contains various terms and conditions governing the sale of the subject Unit. You have inspected the above mentioned Unit and satisfied as well as confirmed to us regarding the workmanship and amenities provided in the referred Unit as per the Agreement.
- B. We have intimated to you that the construction of the building is completed and the Part Occupation Certificate upto 9th Floor is granted.
- C. Keeping the foregoing aspects in mind and considering your present request we permit you to carry out the furniture and other fit out works in the said Unit, subject to the following conditions:
1. You will not fill the niche area and or cover the same or enclosed any of the additional area while carrying out the fitouts.
 2. You shall ensure that the workers engaged by you and/or your contractors during execution of the said interior work do not dump any waste material of whatsoever nature either in the toilet, wastes water line or soil line in the said Unit.
 3. All materials brought to the Unit / site for carrying out such interior works will be at your own cost, at your responsibility with regard to safety, security and consequence. Neither we nor any of our Contractors will be held responsible or liable for the same.
 4. If during carrying out of such interior works any of your workmen sustain injury of whatsoever nature, the same will be property taken care, attended to and treated by you by providing at your own cost, including proper medical care and



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attention by you and that neither we our contractor will be held responsible for the same. All liabilities and damages arising out of such injury will be borne and paid by you alone.

5. Whilst carrying out of such interior works, if any of your workmen misbehave or is found to be in a drunken state then the said workmen will be removed from the Unit/site forthwith and shall not be allowed to reenter the Unit/site again.
6. You will ensure that all your Contractors and their workmen shall extend full co-operation to us, our security personnel and our contractors and ensure good governance of such works.
7. You must ensure that common passages/walkways/stairs and staircase landings, walls etc. are not obstructed or damaged during the course of carrying out such works or thereafter, forever.
8. Neither we nor our security shall not be responsible for any theft of materials brought by you in the premises for carrying out the fitouts.
9. No external/internal or elevation changes/modifications or breaking of duct space of whatsoever nature will be permitted to be carried out by you.
10. You shall abide by all our regulations and requirements and our contractors in this regard, which are all for common good and that you shall in no way cause any nuisance value to the owners of other Units in the Building.
11. Such interior works to be carried out by you or by your contractor's workmen from 9.00 a.m. to 6.30 p.m. and under no circumstances the said timings can be exceeded. Please note that carrying out any such work beyond 6.30 p.m. may cause disconnection of Power and water supply or admission to the said Unit.
12. The debris generated pursuant to such interior works, shall be cleared on a daily basis at your cost and shall not be allowed to be accumulated in the said Unit or site.
13. All materials to be used for interior works or equipments to be installed in the said Unit shall be carried only through the staircase and under no circumstances the same can be carried through the lifts. The cost of any damage/s caused in the process shall be fully recovered from you.
14. No workmen during the course of carrying out the said work shall be permitted to stay in the said Unit/site.



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15. You shall not alter/modify/break/damage or cut any structural member i.e. column and beams in the said Unit.
16. You shall be liable to bear and pay charges for temporary electricity and temporary water supply, if provided for carrying out such furniture work in the said Unit. All such charges will be applicable from the date of this letter.
17. You shall be liable to bear property tax & maintenance charges for the unit from the date of this letter.
18. You shall be liable to pay all dues outstanding on your account not limited to interest charges or due on any account without any default. For the sake of clarity any default in making payment on the due date shall attract penalties / interest as per our agreement for sale.
19. Before undertaking the interior work, you have to submit the interior drawings to us for prior written approval before starting any work.
20. You will install smoke detectors and sprinkler system inside the unit /site as per provision made by the Developer/Promoter as it is mandatory for all.
21. You shall be liable to obtain all statutory permissions from the concern department for their interior fit outs and NOC from the Chief Fire Officer and submit the approved plan to us prior to commencement of fit out work.
22. If we find that you have committed any breach with observance of any of the above terms and conditions, we shall have the right to cancel this temporary permission, including the right to stop your workmen from entering the Unit/site and also disconnect power and water supply, if provided.
23. In confirmation of acceptance of the above terms and conditions of this temporary permission, we request you to kindly sign and return the duplicate of this letter.
24. From today the Purchasers hereby expressly agrees and undertakes that they shall have no claim on the Developer whatsoever and also the Purchaser shall pay / reimburse to the Developers / Owners the liability (ies) / demands, if any, on account of any taxes (save and except tax on income of developer / owner) including without limitation, Service Tax, Value Added Tax and / or any other taxes and levies as presently levied and/ or may be levied from time to time by the Central and / or State Government / or local authorities in respect of and /



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or pertaining to the said premises and / or to the said Project on pro-rata basis. The Purchasers shall make such payment within 15 days from the date of Demand and / or intimation to that effect from Developers / Owners.

25. The service lifts/elevators if any shall not be used to carry any goods / materials during the fit outs/interior work by any of your employees/labours/contractors or any of their representatives for any reason whatsoever.
26. In case currently for any reason your permanent electricity meter has not been installed you must be liable to install a proper sub-meter with zero reading at your expense. The same shall be connected to our construction power meter under the supervision of our site engineer. Debit notes shall be raised to you on actual meter reading plus power losses if any. You shall be liable to pay all the amount without any default within the time frame mentioned in the debit note to avoid interest ad/ or disconnection of temporary supply.
27. You shall be liable to instruct your employees/ labours/ contractors or any or their representatives to pack / fill all the hole / gap from where the any AC Copper ducting enters the office. This must be done as soon as the AC indoor splits have been installed by you and tested and shall indemnify us always.
28. You shall ensure always that it is well instructed/ informed to your employees / labours / contractors or any their representative to not drill or cut any glass façade / panels / frames / mulians etc etc provided by us. No permanent / temporary partition shall be permitted to touch the external glass façade / frame. You undertake to leave distance / gap at least of 5 mm between glass façade / frame and your partition. The same will be filled up by silicon by your assigned vendor / labours / contactors or any of their representative and get it verified by our site supervisor in charge.

Yours faithfully,

For WELLGROOMED VENTURE

AUTHORISED SIGNATORY



We confirm the above, into received the possession

A handwritten signature in blue ink.

VISION PROJECTS TECHNOLOGIES PVT.LTD