

Dated : 21/04/2018

Mr. Asit Kumar Basak

Tower-4, Flat- 11/6, Ruchira Residency, 369 Purbachal
Kalitala Road, P. O. Haltu, Kolkata- 700078

Sub.: Possession of your Apartment.

Re: Apartment No. 13A3 on the Floor 13, Tower 35, HILAND GREENS situated at Calcutta Riverside ("Said Apartment")

Dear Sir / Madam,

This is to put on record that basis your request and basis the undertaking that you are taking the handover of the said Apartment at your own risk and liability, we hereby hand over to you/yourselves, the vacant, peaceful physical possession of the said Apartment, completed to your satisfaction in all respects and in terms of the General Terms and Conditions and the Allotment letter.

Further it is to confirm that you have examined and are fully satisfied with:

- a) the workmanship, construction and completion of the said Apartment, the materials used as also the measurement, dimension, design of the said Apartment as also the specifications of the Tower wherein the said Apartment is situated ("Said Tower").
- b) the area comprised in the said Apartment.
- c) the facilities and amenities available in the Tower and within project Hiland Greens ("Residential Project").
- d) the common parts and portions of the Tower and the Residential Project and reservation of the rights and portions to and unto our favour.
- e) the terms and conditions on which the said Apartment shall be used, enjoyed and occupied by you, including but not limited to those contained in the Allotment letter, read together with the General Terms and Conditions signed by you as also in the deed of conveyance to be executed in your favour in respect to the said Apartment.

You have further agreed and undertaken to inter alia,

- a) regularly and punctually make payment of all rates, taxes outgoings wholly in respect of the said Apartment and proportionately for the said Tower and Residential Project.
- b) regularly and promptly make payment of the maintenance and service charges related to maintenance and upkeep of the said Tower, Residential Project and the Township.
- c) abide by the rules and regulations as may be framed from time to time by us or by the Township Management Company (TMC), Association, and / or Property Management Agency (PMA), as the case may be; for the beneficial enjoyment of the said Apartment, said Tower, the Residential Project and the Township.

This is to further confirm that you shall have to execute and register the deed of conveyance in respect of the said Apartment within 15 days from the date of us calling upon you / yourselves to do so, failing which we shall not be liable or responsible for the same.

Kindly confirm your acceptance of the above by signing on the duplicate copy of this letter.

Thanking you,

Yours faithfully,

For RIVERBANK DEVELOPERS PRIVATE LIMITED



Yogesh Kumar

Authorized Signatory

Asit K Basak

Accepted