

NARAYANI COMMDEAL PVT. LTD.

Regd. Office : "HMP House", 4, Fairlie Place, 4th Floor, Suite No. 407, Kolkata - 700 001
Phone : (033) 4005-2255

CIN : U51909WB2008PTC131563

Dated : 08/01/2019

To,

MKHS Realty LLP,

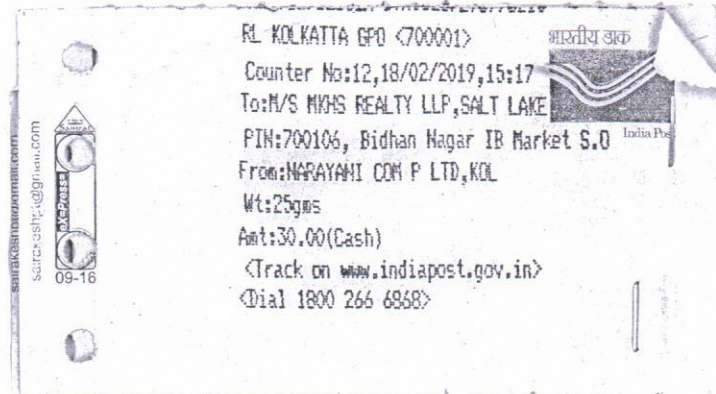
Salt Lake Stadium,

Between Gate No. 1 & 7 (1st Floor),

Bhagwandas Taxi Meter Tasting Centre,

Salt Lake,

Kolkata- 700 098.



Sub- Reply against your letter dated 28.05.2018

Dear Sir / Madam,

This refers to your letter dated 28.05.2018, whereby you intimated us that the period of handing over the possession of the Flat of the project 'The Pyramid' to us can be extended from May, 2019 to around May, 2020.

Before we give any reply to your letter, We are just mentioning some points of the clauses of the Deed of Sale executed on 27.03.2015, which may be treated as your reminder also.

It was mentioned in the clause "Completion Date" that the construction of the Flat shall be done within a period of 36 months from the date of commencement of the construction, i.e., from May 2015. The time can be extended till one year. In other words, from the commencement of the date of construction, i.e, from May 2015, you were liable to complete the construction within April 2018. Time can be extended for 1 year, i.e, We are supposed to wait till March, 2019. It was also mentioned in the clause 'Completion Date' that if you fail to complete the construction of the flat within March, 2019, then in that case you shall be liable to pay interest @ 12% per annum on payments received from us and the period of payment of interest shall be from the date of expiry of the extended period, i.e. from March, 2019 to till the date of handing over the possession notice.

However, by your letter dated 28.05.2018 you informed me that the period can be extended from May, 2019 to around May, 2020, which is wrong. Actually the period can be extended upto March 2019 and you, as per the Deed of Sale dated 27.03.2015 are liable to pay me interest from March, 2019 on the payments which We have made till March, 2019.

Since you have intimated us about the incident of delay, therefore, considering the cause of delay, We can wait till May, 2020 provided you pay us interest from March, 2019 @ 12% per annum on the amount which We had paid you till March, 2019, i.e. 35,98,858.00. Kindly pay the interest by May, 2019 in advance to me.

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Nevertheless, we can say you more than interest we require the Flat on urgent basis as we are living in a rented property and in every month we am incurring huge rent. But because of your good will, somehow I have confidence that you shall consider my hard situation and deliver the possession of the Flat to me within May 2020. I hope you shall not break our confidence.

Expecting your sincere efficient in delivering the possession to me within the stipulated period.

Thanking You,

Yours' Faithfully,

For NARAYANI COMMODEAL PVT. LTD.



Director



THE
PYRAMID

LIFE IN THE ENERGY CENTRE

MKHS Realty LLP

Application Ref No. : MKHS/PYR/0135/2014-2015

Date: 28th May 2018

To,
Narayani Commodeal Pvt. Ltd.
4, Fairlie Place
4th Floor, Room No. – 407
Kolkata- 700001
Contact No -

Sub: Intimation for extension of period for handover of your concerned property in the Project "The Pyramid"

Dear Sir/Madam,

Firstly we would like to thank you for becoming a part of our family and thank you once more for bearing with us for all the hardships caused.

We would like to inform you that the construction of **Block-16 and 17** of the pride project **THE PYRAMID** is growing gracefully barring few concerns and delay in getting sanctions for the higher floors from the concerned Govt. Authority (Bidhannagar Municipal Corporation).

Presently, we are awaiting the sanction of upper floors of the aforesaid Block/s for G+10, after complying all the requirements of the concerned authority including payment of Sanction Fees wherever demanded, which is taking abnormal time due to restructuring / change of Govt. Authorities. Such delay in getting sanction has affected our construction flow directly. We are trying our level best and coordinating the concerned Govt. Dept.

Considering the above situation, presently, we estimate the extension of Completion of the said Block/s by another one year from the date of "Extended Period" as mentioned in Clause No. 9.5 of the Sale Agreement. Considering the aforesaid extension, the Completion Period shall be extended from May, 2019 to around May, 2020.

Jointly Developed By :

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T : + 91 33 4007 1489/90 | E : pyramid@mounthillrealty.com | www.mounthillrealty.com



— THE —
THE PYRAMID

LIFE IN THE ENERGY CENTRE

MKHS Realty LLP

Please note that the above delay / extension in possession is in terms of Clause 16.1 of the said agreement mutually executed between us which specifies that the developer shall not be held liable for situation which falls under Force Majeure, out of which the receiving of sanction from proper authority is one. We shall on good allegiance communicate you the exact date of grant of such sanction. We are working hard and trying our level best to make ends meet for the proper and convenient development of the said project.

This is for your information and record.

Expecting your cooperation and support.

Thanking you and assuring you the best of our services at all times.

Thanking you,
For MKHS Realty LLP

Srikant Saha

Authorized Signatory

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