

- 7.7 The records of Transfer (including Marketing Costs) of the Building Complex shall be kept at the place of business of the Developer at its registered office and the Developer shall not change the same without giving advance 15 days notice to the Owner in respect of the new place so fixed by the Developer. The Owner shall have at all times full and free access and liberty to inspect such separate Books of Accounts of the Developer relating to accounting for Transfer of the Building Complex. For the purpose of accounting and settlement the parties shall, if so required by the Developer or found necessary, make all necessary entries and adjustments in their respective books of accounts in respect of their respective shares arising from the Transfer of the Building Complex.
- 7.8 Any Extras and Deposits including those mentioned in the **THIRD SCHEDULE** hereunder written that may be taken by the Developer from the Transferees (including the Transferees of the Owner's Allocation) shall be taken and utilized separately by the Developer and the Owner shall have no concern therewith. The Developer shall be free to add any Extra or Deposit beyond those mentioned in the Third Schedule

#### **8 SEPARATE ALLOCATIONS UNDER SPECIAL CIRCUMSTANCES:**

- 8.1 Upon construction of the Building Complex, the parties may by mutual consent or upon notice in writing by Developer to the Owner for separate identification and distribution of the allocation of the parties, make separate allocations and the following terms and conditions shall apply thereto:-
- 8.1.1 The Owner would be allocated identified areas equivalent to 35% of un-transferred portions of the Transferable Areas in the Building Complex as and being Owner's Allocation and the Developer would be allocated identified area equivalent to 65% of un-transferred portions of the Transferable Areas in the Building Complex as and being Developer's Allocation;
- 8.1.2 The location of the respective identified areas of the parties shall be identified on pari passu basis and to be determined by the Developer in




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