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AGREEMENT FOR CONSTRUCTION

This Agreement for Construction (hereinafter referred to as the "**Construction Agreement**") is executed at Chennai on this ... day of **2024**,

BETWEEN

M/s., a Company incorporated under the Companies Act, 1956, having its Registered Office at and having its Regional Office at (**PAN:**), hereinafter called the "**DEVELOPER**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successors-in-interest, executors, administrators and permitted assignees), represented by its authorized signatories vide Board Resolution dated, OF THE FIRST PART;

AND

Mr., (**Aadhar No:**), aged about ... **years**, Son of residing at, , (**PAN NO:.....**) hereinafter referred to as the "**ALLOTTEE**" (which expression shall, unless repugnant to or inconsistent with the context herein, mean and include his/ her legal heirs, executors, administrators, legal representatives) of the SECOND PART.

The Developer and the Allottee shall hereinafter be jointly referred to as "**Parties**" and individually referred to as "**Party**".

WHEREAS

- A.** The Vendor is the absolute and lawful owner of all that piece and parcel of land comprised in Survey Numbers as listed in the table below and admeasuring an extent of ...Acres(.... sq.ft), situated at ... Village, ... Taluk, District, Tamilnadu, and situated within the Registration District of Chennai and Registration Sub-District ofmorefully described in Schedule I (**Project land**)

Sl. No.	Survey No.	Extent (in Acres)
1.		
2.		

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Sl. No.	Survey No.	Extent (in Acres)
3.		
	Total	*****

B. The land above described was purchased in the name of the vendor namely, M/s., in the following manner:

1. Mrs..... sold and conveyed an extent of land totally measuring acres , to and in favour of M/s. under a Sale deed dated, registered as Document No., in the office of the Sub-Registrar,.....
2. Thus, in the manner mentioned above, the Vendor became the absolute owner having right, title and interest to the lands totally measuring acres and Patta No. was issued for the same in the name of the Vendor. The Least Plot extent available for FSI is sq.m (i.e Acres).

C. Vendor has entered into a Joint Development Agreement (“**JDA**”) dated, with M/s., hereinafter referred to as the “**Developer**”, for the development of the land above described into IT/ITES Office Building complexes and sale of individual office units from such IT/ITES Office Complexes to the prospective buyers., wherein the Developer is entitled to develop the land above described in one or multiple phases. The Vendor has appointed the Developer as their Power of Attorney Agent to do or act on their behalf (including power to Develop and negotiate, sell, Lease execute and register documents) in respect of the above described land vide General Power of Attorney Deeds dated, registered as Document Nos..... of, in the office of the Sub-Registrar,

D. The Developer, pursuant to the JDA, has gifted a portion of the Project Land admeasuring in favour of the Tamabaram City Municipal Corporation represented by Member Secretary, Chennai Metropolitan Development Authority (the “**CMDA**”) towards open space reservation area (OSR Area) vide the gift deed dated registered as Document No..... in the office of the Sub Registrar,

E. After gifting the abovementioned portion of the Project Land, the Vendor /Developer has obtained all the requisite sanctions, authorizations, consents, no objections, permissions and approvals from the appropriate Governmental Authorities (as hereinafter defined), in

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terms of the Applicable Law (as hereinafter defined) including the planning permit issued by the CMDA and the building plan approval No....., for construction and development of IT/ITeS buildings on the Project Land, in various towers/phases (the "**Project**"). The Project is known as the '.....';

- F. The Project comprises office towers known as and certain other Amenities (as hereinafter defined). The Project has..... basements (the "**Basements**"). Tower floors are authorised for part construction/development only) (the "**Building**, more fully described in **Schedule II** hereto). The master plan earmarking the Building within the Project is appended as **Annexure A-I**;
- G. The Developer has registered the Project under the provisions of the Act with the Real Estate Regulatory Authority at Chennai on, under registration No..... ; and
- H. The Allottee has already scrutinized/ verified all sanctions, authorizations, consents, no objections, permissions and approvals issued by the appropriate authorities and is satisfied with the title and interest and statutory compliance with regards to the project; and
- I. The Allottee having inspected all the documents of title of the Schedule A Property as well as the sanctioned building plans, specifications and all other documents relating to the Schedule A Property and understanding the scheme of Development in the Building Project, and pursuant to the Agreement for Sale executed by the Owner in favour of the Allottee for the sale of an undivided share in the Schedule A Property thereon, has requested the Developer to allot and construct for him/her an Unit bearing No.....(more particularly described in Schedule C hereunder and hereinafter referred to as the "**Unit**") in the Building Project.
- J. The Developer has therefore, agreed to construct and allot the Unit, subject, however, to the terms and conditions herein contained and subject, to the Allottee's acceptance of the common and exclusive rights of the other Allottees in the Project.

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NOW IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS:

1. **DEFINITIONS AND INTERPRETATION**

In this Agreement, the following words and expressions, when written in capital letters, shall have the meanings assigned herein. When not written in capital letters, such words and expressions shall be attributed their ordinary meaning.

- 1.1. **"Agreement for Sale"** shall mean the agreement for sale entered into among the Owners, Developer and the Allottee for sale of the Schedule B Property.
- 1.2. **"Allottee"** shall refer to the Allottee of the Unit.
- 1.3. **"Association"** shall refer to the unit buyer's association to be formed by all the unit holders of the Building Project.
- 1.4. **"Building Approvals"** shall refer to the necessary approvals obtained by the Developer from the authorities concerned with respect to construction of the Building Project.
- 1.5. **"Building Project"** shall refer to the entire project proposed to be promoted by the Developer over a **Said Land** namely, "....."
- 1.6. **"Construction Agreement"** shall mean this agreement and shall include the annexure(s) contained herein.
- 1.7. **"Developer"** shall mean M/s.
- 1.8. **"Force Majeure"** shall mean any one or more of the following events or conditions if it wholly or partially delays or prevents a Party from performing any of its obligations or circumstances or combination of events or circumstances set out below and those which are beyond the reasonable control of either party including delays by authorities responsible for sanction of approvals and which occur without the fault or negligence of such party and which have the effect of adversely affecting the performance by the party of its obligations under this Agreement and includes:
 - (i) acts of God; Act of war (whether declared or undeclared), invasion, armed conflict or act of foreign enemy, blockade, embargo, revolution, riot, insurrection,

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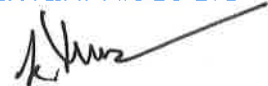

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civil commotion, mobilization, government requisition, act of terrorism or sabotage; rebellion, revolution, insurrection, or military or usurped power, or civil war; (iv) riot commotion or disorder (unless, if the Second Party is the affected party, such riot, commotion or disorder is solely restricted to employees of either Second Party or of either Second Party's subcontractors); and/or

- (ii) Strike including the transporters, Suppliers, Contractors, Sub-Contractors, lockouts or labor strike, shortage of raw materials or labour caused due to above strike or otherwise; Radioactive contamination or ionising radiation or chemical contamination;
- (iii) Flood, Cyclone, Lightening, earthquake, drought storm, or any other extreme effect of natural elements or other acts of god having an adverse effect; Epidemic or plague; Fire or explosion;
- (iv) Any restrictive order, rules or regulations made or issued by the Government or any other Authority including quarantine order, shut down, social distancing etc; Any restraint or injunctive orders issued by any competent court or authority affecting the development; Non availability or shortage of construction materials including sand, cement, steel, jelly, wood, labour or any other construction related materials.

- 1.9. **"Payment Plan"** shall refer to the plan opted by the Allottee(s) with respect to payment of the Consideration fixed for the Schedule C Property.
- 1.10. **"Project Completion"** shall mean the completion of construction of the Project in accordance with the approved building plans enabling the Developer to apply for the Completion Certificate.
- 1.11. **"Completion Certificate"** shall mean the completion certificate issued by the CMDA for the Project in accordance with its Development Regulations.
- 1.12. **"RERA"** shall collectively mean and refer to the Real Estate (Regulation and Development) Act, 2016, the Real Estate (Regulation and Development) Removal of Difficulties Order, 2016 and the Real Estate (Regulation and Development) Rules, 2017.
- 1.13. **"RERA Authority"** shall mean the Real Estate Regulatory Authority established under the applicable provisions of RERA.
- 1.14. **"Consideration"** means the price of the Schedule C Property.

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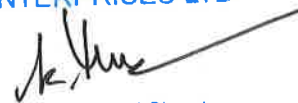
- 1.15. **"Unit"** shall refer to the Floor or Office Unit allotted to the Allottee and more fully described in Schedule C hereunder.
- 1.16. **"Booking amount"** constitutes the 10% of the total agreement value,
- 1.17. For all intents and purposes and for the purpose of the terms and conditions set out in this Agreement, singular includes plural and masculine includes feminine gender.
- 1.18. The terms and conditions set out herein below shall prevail in case of any inconsistency or conflict, between the terms and conditions contained in other documents executed between the Parties.

2. CONTRACT FOR CONSTRUCTION

- 2.1 In consideration of the Allottee agreeing to pay the amounts set out in the Payment Plan as mentioned in Annexure III (**"Consideration"**), and the other amounts mentioned in this Construction Agreement within the specified timelines the Developer agrees to construct, allot and deliver the said Unit to the Allottee at the cost of the Allottee, in the Project known as "" being developed by the Developer in the Schedule A Property.
- 2.2 The specifications for construction of the said Unit are set out in detail in Annexure I (**"Specifications"**) and the Developer agrees to construct the Unit in accordance with the said Specifications and as per the approved plans sanctioned by the Chennai Metropolitan Development Authority (**CMDA**) and the local authorities concerned.
- 2.3 The Developer shall, subject to applicable laws, be empowered to carry out any variations and/or modifications as the Developer may consider necessary or as may be required by any public authority to be made in such plans of constructions or as may be necessitated due to exigencies, but without substantially altering the size of the said Unit or its external dimensions.

3. CONSIDERATION

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- 3.1 The Consideration for the said Unit shall be Rs...../- (Rupees Only) plus taxes as specified in **Annexure II** hereto, which shall be escalation free, save and except increases, which the Purchaser hereby agrees to pay, due to increase on account of developmental charges or due to minor variation of the unit payable and/or any other increase in charges, which may be levied or imposed by the competent authority from time to time. Any modifications/changes in the Specifications provided under this Agreement, required by the Allottee, would not be allowed without prior written consent of the Developer. The consent shall be on mutually agreed terms to be recorded in writing, on additional cost, in which case the time stipulated for completion of construction of the Unit shall be accordingly extended. The Developer undertakes and agrees that while raising a demand on the Allottee for increase in development charges, cost/charges imposed by the competent authorities, the Developer shall quote the said notification/order/rule/regulation to that effect along with the demand letter being issued to the Allottee.

4. **PAYMENT PLAN**

- 4.1 The Allottee shall pay to the Developer in compliance with the Payment Plan set forth in **Annexure III** hereto. The Consideration shall be paid in the manner and within the timelines stipulated therein. All payments are to be made by Cheque/ Demand Draft payable in the name of the Developer at "....." All the payments made as per the Payment Plan shall be supported by valid receipts issued by the Developer.
- 4.2 The Allottee shall pay the Construction Cost plus taxes, Cess, GST, or any other similar taxes which may be levied, in connection with the construction of the Unit upto the date of handing over the possession of the Unit as mentioned in the Annexure II and in the event of there being any change/modification in the existing taxes and any other new taxes, the subsequent amount payable by the Allottee to the Developer shall be increased/reduced based on such change/modification.
- 4.3 The Allottee shall pay a separate sum to form a corpus fund including the campus corpus fund as mentioned in the **Annexure II**, at the time of registering the undivided share of land or soon thereafter, in any case, well before taking delivery of possession of the said Unit. This corpus fund shall thereafter be handed over by the Developer to a duly formed Association. Upon handing over, the Association shall deposit this fund with

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any reputed bank and utilize the interest from the deposit for any major long term maintenance expenses. Further, the Allottee(s) shall make the payment towards the maintenance charges calculated at the rate of **Rs..../- (Rupees Only)** per sq. ft, per month plus taxes on the super built up area of the Schedule C Property, at the time of handing over possession of the Schedule C Property towards **12 months** maintenance charges as mentioned in the **Annexure II**.

4.4 The timely payment of the Consideration , as per the Payment Plan and other amounts payable under this Construction Agreement by the Allottee, to the Developer, is the essence of this contract, as any delay would hamper the completion of construction of the said Unit and will also cause undue hardship to the Developer. The Developer shall periodically intimate to the Allottee, the amount payable as stated in the Payment Plan and under this Construction Agreement and the Allottee shall make payment within 15 days from the date of such written intimation.

4.5 Allottee agrees not to delay, or withhold or postpone the payments due, and in the event of the Allottee delaying, withholding or defaulting the payments due, any consequential inconvenience or damages shall be at the risk of the Allottee. Any breach of the payment of the Consideration in accordance with the Payment Plan or other amounts payable under this Construction Agreement by the Allottee, would entitle the Developer to, at its sole discretion,

4.5.1 either continue with this Agreement and claim the amounts in default or arrears with interest at the rate of State Bank of India highest Marginal Cost Lending Rate + 2% per annum or interest rate as prescribed from time to time by the Real Estate Regulatory Authority, payable from the date of default up to the date of actual payment; or

4.5.2 shall terminate this Agreement in accordance with clause 7 below and under such circumstances, Subject to due notice of fifteen (15) days to the Allottee, the Developer is entitled to terminate/cancel this Agreement and re-allot the Unit , to any other party and the Allottee shall thereafter have no right, interest or claim over the Unit . Consequent to such termination, subject to deduction of the booking amount (10% percent of the value of the Unit), the Developer shall refund the monies collected from the Allottee within ninety (90) days of such

cancellation without interest, simultaneous to the Allottee executing necessary cancellation and registration of the Agreement and/or sale deed by the Allottee. As detailed in clause 7 below, the Allottee (or its Lender) shall receive the refund (if any) of the amounts paid by the Allottee only upon the Allottee executing and registering the deed of cancellation of this Agreement and the Agreement for Sale.

4.5.3 The amounts shall be adjusted from the payments already made by the Allottee. Further, any payment made by the Allottee shall first stand adjusted towards the interest accrued and only the balance if any shall be adjusted towards the principal payable. In the event, the payments advanced by the Allottee are insufficient towards satisfaction of the above mentioned forfeited amount, the Developer shall claim the difference amount due and payable from the Allottee.

4.6 Apart from the payments due and payable towards the construction of the said Unit, the Allottee will also be liable to pay for other deposits, charges, levies taxes, duties and demands as stipulated in Annexure II herein. The timely payment of these sums is vital for the purpose of obtaining the required facilities like electricity/water supply, sewerage connections, elevators etc., from various government authorities and private agencies. The Allottee shall also be liable to pay stamp duty and registration charges for this Agreement.

4.7 The Allottee shall not be entitled to raise any objection regarding the rates at which the Developer may construct other units in the Building Project for other parties.

4.8 The Allottee, if resident outside India, shall be solely responsible for complying with the necessary formalities as laid down in Foreign Exchange Management Act, 1999, Reserve Bank of India Act and Rules and Regulations made thereunder or any statutory amendment(s) modification(s) made thereof and all other applicable laws including that of remittance of payment for acquisition/sale/transfer of immovable properties in India etc. and provide the Developer with such permission, approvals which would enable the Developer to fulfill its obligations under this Agreement. Any refund, transfer of security, if provided in terms of the Agreement shall be made in accordance with the provisions of Foreign Exchange Management Act, 1999 or statutory enactments or amendments thereof and the Rules and Regulations of the Reserve Bank of India or any other

applicable law. The Allottee understands and agrees that in the event of any failure on his/her part to comply with the applicable guidelines issued by the Reserve Bank of India, he/she shall be liable for any action under the Foreign Exchange Management Act, 1999 or other laws as applicable, as amended from time to time. The Developer accepts no responsibility in this regard. The Allottee shall keep the Developer fully indemnified and harmless in this regard. Whenever there is any change in the residential status of the Allottee subsequent to the signing of this Agreement, it shall be the sole responsibility of the Allottee to intimate the same in writing to the Developer immediately and comply with necessary formalities if any under the applicable laws. The Developer shall not be responsible towards any third party making payment/remittances on behalf of any Allottee and such third party shall not have any right in the application/allotment of the said Unit applied for herein in any way and the Developer shall be issuing the payment receipts in favour of the Allottee only.

5. INSPECTION

The Developer agrees to permit the Allottee to have access at all reasonable times to the works after completion and before handing over of the Unit and to inspect the same. However, the Allottee shall not have the right to obstruct or interfere or hinder the progress in development and/or construction on any ground and at any time. In the event of any dispute with regard to the rate of progress and/or quality of construction of the said Unit, the Parties shall first attempt to resolve it mutually, failing which, the Parties shall adhere to the dispute resolution mechanism set out in clause 22 below.

6. COMPLETION AND HANDING OVER OF POSSESSION

- 6.1 The Developer shall endeavour to complete the construction and hand over possession of the said Unit on or before ('Handover Date') with an additional grace period of 6 Months. The Developer understands that timely delivery of possession of the Unit is the essence of the Agreement. The Developer, based on the approved plans and specifications assures to hand over the possession of the Unit as committed, subject to

a) the Allottee making all payments in accordance with the Payment Plan and b) no delays caused by Force Majeure events. The Developer is entitled to under Section 6 of the RERA to apply to the RERA Authority to seek extension of time for completion of the Project. The Allottee acknowledges and accepts the same and shall have no objection in this regard. In the event of such extension of time being granted by the RERA Authority, such extended date for completion of the Project shall be deemed to be the Handover Date.

- 6.2 The Allottee confirms and agrees that the Completion Certificate for the Building Project will be issued by the CMDA and the local authorities concerned, after completion of the Project and after compliance with all the requirements of the CMDA/ local authorities. The Developer shall not be faulted with, for any delay in the issuance of the Completion Certificate by the CMDA/ local authorities, as long as such delay is not attributable to any act / omission / illegality committed by the Developer and the Allottee shall not be entitled to claim any damage/loss against the Developer for such delay, if any.
- 6.3 The Allottee confirms and agrees that the Developer shall use its best efforts to obtain electrical, water and sewage connections for the said Unit within the time stipulated in clause 6.1 above. However, no responsibility will be accepted by the Developer for any delay in obtaining such connection, clearances or certificates from the statutory authorities, provided such delays are not attributable to any act / omission / illegality committed by the Developer, and the Allottee shall not be entitled to claim any compensation/damage/losses against the Developer for the same.
- 6.4 Developer's Covenant: The Developer shall, subject to the provisions contained in clause 6.1 above, complete the development of the Project. In the event the Developer delays the completion and / or handing over of the said Unit (Force Majeure event and events stipulated in clause 6.1 above are excepted) beyond the Handover Date, the Allottee is entitled to the following:
- 6.4.1 Stop making further payments to Developer as demanded by the Developer. If the Allottee stops making payments, the Developer shall correct the situation by completing the construction milestones and only thereafter the Allottee be required to make the next payment without any penal interest;

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- 6.4.2 He/she shall be paid, by the Developer, interest at the rate of State Bank of India highest Marginal Cost Lending Rate + 2% per annum or interest rate as prescribed from time to time by the Real Estate Regulatory Authority for the delay in completing and handing over the said Unit. However, if the Allottee defaults in making timely payments as mentioned in Annexure-III, the Allottee shall not have the right to claim any interest or compensation from the Developer. or
- 6.4.3 Allottee shall have the option of terminating the agreement and to claim back the entire money paid (excluding the money paid by the developer on behalf of the Allottee towards GST, TDS etc., for the schedule C Unit /Unit), simultaneous to the execution of Cancellation agreement and registration thereof, if required.
- 6.5 The Allottee is entitled to possession of the said Unit after paying in full all the dues including various deposits mentioned in this Agreement as well as under the Agreement of Sale and overdue interest, if any. The Developer, upon completion of the Unit, shall issue a notice to the Allottee intimating that the said Unit is ready for use and occupation and calling upon the Allottee to take possession of the Unit (**'Notice of Handover'**). Within a period of 15 days from the date of the Notice of Handover, the Allottee shall take possession of the same. It is acknowledged and confirmed by the Parties herein that the Unit is deemed to have been handed over to the Allottee and that the Allottee has taken possession of the Unit upon completion of a period of fifteen (15) days from the Notice of Handover. The Allottee shall execute all the necessary papers for acknowledging delivery of possession of the said Unit by the Developer. In case where the Allottee has failed to take possession of the Unit upon completion of a period of fifteen (15) days from the Notice of Handover, the Notice of Handover shall be treated as the letter acknowledging delivery of possession of the said Unit. Further, the Allottee shall be liable to pay holding charges of Rs..../- Per sqft on the saleable area for the delayed period computed from the expiry of 15 days from the Notice of Handover till the date of taking over the possession and the Allottee shall continue to be liable to pay the maintenance charges as applicable for the said period.

7. TERMINATION BY DEVELOPER

- 7.1 In the event of the Allottee failing to pay the Consideration, in the manner provided in Schedule D and /or other amounts that are payable by the Allottee to the Developer under this Construction Agreement, including any interest due thereon, or cancel/withdraw from

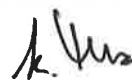
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the Project except for the default of the Developer, then the Developer shall be entitled to exercise the options available under clause 4.5 above. In the event of the Developer exercising the option under clause 4.5.2, the Developer shall issue a demand notice to the Allottee demanding the payment of the amounts due and / or indicate whether the Allottee intends to withdraw from the Project. In the event of the Allottee not making the payment of the amounts due within 15 (fifteen) days of the receipt of the demand notice or if there is no response from the Allottee within such time period, the Developer shall at their discretion after due notice of 15 days to the Allottee the Developer is entitled to unilaterally cancel this Construction Agreement and re-allot Schedule B property to another party and the Allottee thereafter shall have no rights under the Agreements and shall have no right, interest or claim over the Schedule C property except for claiming refund of the amount paid to the Developer subject to deduction of the booking advance. Consequent to such termination, subject to deduction of the booking amount, the Developer shall refund the monies collected from the Allottee within 90 (ninety) days of such cancellation without interest, subject to the Allottee simultaneously executing and registering the deeds of cancellation of this Construction Agreement and the Agreement for Sale.. For purpose of clarity, the Allottee (and their Lender, if any) shall be entitled to receive the refund (if any) of amount collected from the Allottee only after the Allottee has executed and registered the deeds of cancellation of this Construction Agreement and the Agreement for Sale.

- 7.2 Subsequent to the termination of this Construction Agreement by the Developer, the Developer shall be freely entitled to re-allot the unit and the corresponding undivided share in the land to any other third party and the Allottee will not have any right, title or interest over the said unit.
- 7.3 Termination of this Construction Agreement, for any material breach or default of the terms and conditions set out herein by the Allottee, shall automatically terminate the Agreement for Sale of the undivided share in the land, without requiring any further action on the part of any of the above Parties.
- 7.4 In the event of termination, notwithstanding the right of the Developer to unilaterally terminate this Construction Agreement without the requirement of any action on the part of the Allottee, the Allottee shall, when called upon by the Developer execute and register immediately the required deed of cancellation of this Construction Agreement and the Agreement for Sale.

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8. DEFECTS LIABILITY PERIOD

The Developer shall rectify any structural defects with respect to the Unit (normal wear and tear is exempted), which shall not be as the result of any commission or omission of the Allottee, any damages caused due to the acts of god or natural calamities or fire accidents, any willful or accidental damages caused, any damages caused due to tampering by the Allottee, any product that has been installed by the Developer brought to the notice of the Developer within 5 years from the Handover Date and thereafter no claim shall be entertained against the Developer in respect of any alleged defective work in the Unit and/or Project under any circumstances. The above liability of the Developer shall be restricted only to rectify / repair the above defects and any consequential damages will not be covered under this Agreement. Structural defects shall not include plastering hairline crack. Third party warranty or manufacturers guarantees and warranty on products like lifts, STP, generators, equipment's, motors etc shall be governed by the terms and conditions provided by the manufacturer of the respective products which shall be for a limited period and the same shall be transferred to the Allottees or association of Allottees as the case may be. Fittings related plumbing, sanitary, hardware, electrical etc and works like painting etc shall be subject to normal wear and tear. Thereafter the association of Allottees shall obtain annual maintenance contract from the respective suppliers or manufacturers. The obligation of the Developer shall be subject to proper maintenance and upkeep of the Unit s /services and amenities by the Allottee or the Association of Allottees.

9. USAGE

- 9.1 Upon handing over of the constructed Unit, the Allottee covenants to use the said Unit for Commercial IT/ITES office purposes and for no other purpose.
- 9.2 Upon handing over of the constructed Unit, the Allottee shall not make any structural alteration to the said Unit and/or effect any change to the plan or elevation. Any changes or modifications to the structure or appearance of the exterior of the said Unit shall require prior permission from the Developer/Association/agency undertaking the common maintenance.

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9.3 Use of Basement and Service Areas: The basement (s) and service areas, if any, as located within the Project, shall be earmarked for purposes such as parking spaces and services including but not limited to electric sub-station, transformer, DG Set rooms, underground water tanks, pump rooms, maintenance and service rooms fire fighting pumps and equipment's etc., and other permitted uses as per sanctioned plans. The Allottee shall not be permitted to use the service areas and the basements in any manner whatsoever, other than those earmarked as parking spaces, and the same shall be reserved for use by the association of Allottees formed by the Allottees for rendering maintenance services.

10. OBLIGATIONS OF THE ALLOTTEE

- 10.1 The Allottee shall not raise any construction in addition to that of the Schedule C Unit.
- 10.2 The Allottee or their tenants (Occupants) shall use the Schedule C Unit for Commercial IT/ITES office purposes only and shall not use the same for any other activity, or to carry any trade, business, illegal or immoral purposes or use it for storage of anything which is offensive in nature, hazardous or inflammable or is likely to be a nuisance or danger. The Allottee shall not use or permit the use of the Schedule C Unit in a manner, which would diminish the value of the Building Project. The Allottee shall not use the car parking space for any other purpose and shall not rent out the car parking space independent of the unit to any third party.
- 10.3 The Allottee shall not obstruct and/or interfere in the development/construction Progress and process carried on by the Developer at the Schedule A Property or any part thereof under any circumstances whatsoever, and at whatever stage of construction.
- 10.4 The Allottee shall not obstruct and /or interfere in the operations of the Service Unit s, which shall be run by the Developer/or its group Companies or by any third party agency appointed by the Developer.
- 10.5 The Allottee shall not make any additions or alternations or cause damage to the structure or to any portion of the Building Project or the Unit and not change the outside colour scheme, balconies and utilities, outside elevation /facade /decor of the Building

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Project, which may affect directly or indirectly, the structural safety & stability and the aesthetic elevation of the Project.

- 10.6 The Allottee shall not tamper or replace or alter any of the beams, RCC slabs or columns, flooring , roofing and external walls inside the Building Project or Unit. Including the parking space allotted.
- 10.7 The Allottee shall not make any changes to the electrical or plumbing without the prior written approval from the Developer or the Association as the case may be.
- 10.8 The Allottee shall not use the open spaces and other sites left open after the construction of the Building Project for parking of any vehicle or for any other purpose which will not be in consonance with the use of such space originally intended for by the Developer.
- 10.9 The Allottee shall not default in the payment of any taxes and/or levies and/or expenses and/or other outgoings to be shared along with the other unit owners that may be incurred on the Project.
- 10.10 The Allottee shall not make any separate arrangements for the maintenance of the Project or the common amenities therein for the benefit of all the Unit owners other than that agreed to by the Association.
- 10.11 The Allottee shall not put up any sign boards on the exterior of his / her / their / its Unit or on the exterior of the walls of the Building Project.
- 10.12 The Allottee shall not place objects/things/articles, which hinders free use and enjoyment of any of the common areas and amenities in the Building Project.
- 10.13 The Allottee shall not throw garbage / rubbish in the common areas, parks, open spaces and roads in the Schedule A Property.
- 10.14 The Allottee accepts that the Developer will be putting all necessary efforts to provide the right choice of finishing material in certain items of works like flooring, toilets, kitchen/utility, internal painting and electrical points as per Specifications annexed hereto. .

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- 10.15 All interior related works by the Allottee can be taken up only after handing over possession of the said Unit to the Allottee by the Developer. The Developer does not owe any responsibility for any breakages or damages caused to any of the finishing works or to the structure already handed over to the Allottee. The Allottee while carrying on any interior decoration work within the said Unit shall not cause any nuisance/annoyance to the occupants of the other Units and shall not use the common areas, roads, open spaces in the Building Project for dumping materials/debris etc. The Allottee shall be responsible to indemnify the Association / other Unit owner(s) for any loss or damage caused to the Building Project / Unit by any person employed by the Allottee to carry out such interior related works.
- 10.16 Upon handing over of the constructed Unit, the Allottee shall permit the Developer/ Association and/or the agency appointed for the maintenance of common areas and facilities with or without workmen at all reasonable times to enter into and upon the said Unit of the Project or any part thereof for the purpose of laying, maintaining, repairing and testing drainage, water pipes and electric wires and for similar purposes and also for the purpose of disconnecting the supply of water and electricity etc., to the Units or other common areas of the Project or to the occupiers of such units as the case may be who have defaulted in paying their share of water, electricity and other charges and common expenses and also for non-compliance of the terms of this Agreement and the Agreement for Sale.
- 10.17 The Allottee shall not question the location/installation or setting up of transformer/s and other equipment/s for supply of electricity, water and sanitary facilities in the Project.
- 10.18 The Allottee agrees that all the service lines, ducts, watercourses and other facilities passing through the said Property shall be treated as common to all the Allottees/Owners, which shall be maintained by the Associates. The Allottees of the Units shall not object to the common services passing through their respective Units and allow the service persons to do the maintenance services in the areas through which the services are passing through.
- 10.19 The Allottee shall observe and abide by all the bye laws, rules and regulations prescribed by any statutory authority, the developer, any maintenance agency appointed by the

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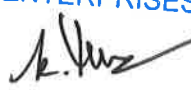
Developer and the Unit Owners Association that may be formed, with respect to the enjoyment of such units and shall further pay all taxes, rates and cesses in regard to the Unit without default.

- 10.20 The Allottee shall bear his/her/their/its proportionate share of maintenance charges incurred in maintaining the common areas and facilities of the Project along with other Allottees of Units.
- 10.21 The Allottee accepts and confirms that in the event of she / he not paying the maintenance charges as levied by such agency in charge of maintenance of the common areas and amenities or levied by the Unit Owner's Association (after the common areas and amenities are handed over by the Developer in accordance with this Construction Agreement), the maintenance agency or the Unit Owner's Association shall be entitled to stop providing the Allottee with any of the common amenities or services that are sourced or procured by the maintenance agency or the Unit Owner's Association as the case may be.
- 10.22 The Allottee shall maintain the Unit in good conditions and carryout the internal repairs for the upkeep of the Unit s. The association of the Allottees or Allottee shall maintain the services and amenities in good condition and covered with proper AMC and insurance. It is the responsibility of the Allottee and or the Association to ensure proper assistance to the government officials concerned during periodical inspection.
- 10.23 The Allottee shall not either in his/her/its/their individual capacity or as a member of the Association, come to an understanding with the other Allottees of the Units to utilize the common areas for commercial purposes or for earning income from outsiders.
- 10.24 The Allottee agrees to sign from time to time all papers and documents and to do all things as the Developer may require for the effective completion of the construction and in matters connected with obtaining , erecting and providing the infrastructural facilities like water, sewerage, electricity, etc.,.
- 10.25 The Parties agree that any default by the Allottee in complying with the obligations mentioned herein or the Agreement for Sale would construe sufficient reason/cause for the Developer to terminate this Agreement and in which case the consequences of termination would take place immediately.

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- 10.26 The Allottee undertakes to pay the pro-rata cost of installing rainwater harvesting, sewerage treatment plant, water treatment plant and generator, if any, in the Schedule A Property along with the other co-allottee of the units.
- 10.27 The Allottee covenants and undertakes that he/she shall not at any time carry on or suffer to be carried on in said Unit hereby agreed to be sold and conveyed or any part thereof, any noisy, offensive, hazardous or dangerous trade or pursuit which may be or become in anyway a nuisance, annoyance or danger to the Developer, Owner, other co-allottees or their successors in title or the owners or occupants of any neighbouring properties or which may tend to depreciate the value of the said Units or any part thereof or permit the same to be used for an immoral or illegal purpose or any other purpose than as IT/ITES office Unit.
- 10.28 The Allottee covenants and undertakes that he/she shall use the car parking space, if any allotted to him/her as car parking space only and shall not be convert it to any other use nor shall put up or construct any wall or structure thereon. The Allottee shall not cause any hindrance to other users of other car parking spaces in the parking slots.
- 10.29 The Allottee shall not do or permit to be done any act or thing which may render void or voidable any insurance of the Building Project or cause any increased premium to be payable in respect thereof.
- 10.30 The Allottee covenants and agrees to give the owners of the other Units, the necessary vertical, horizontal, subjacent and lateral support and protection for their Units and shall not obstruct the rights of other co-owners, their tenants, members, licensees, guests and servants for entry and use of all the common roads, passages, staircases etc.
- 10.31 The Allottee shall not throw dirt, rubbish, rags or other refuse or allow the same to be thrown from the said Unit or in the Building Project or any portion thereof except at the allotted places.
- 10.32 It is hereby agreed and declared that the walls, floors and ceilings separating the units agreed to be built for the Allottee from the remaining Units shall be deemed to be partial walls, floors, and ceilings and shall be used, maintained and repaired accordingly; and that the spouts, septic tanks, overhead tanks, fall pipes and water pipes any other

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service lines, rainwater harvesting system, lifts, electrical, electrical systems which serve the Units and common areas shall be jointly maintained and repaired and the cost thereof borne by the owners and occupiers jointly for the time being of the same, provided always that the Allottee and his/her successors-in-title shall not by virtue of this agreement or the sale deed to be hereafter executed, acquire any right of light or air which would prejudice enjoyment of the same by the owners of the other Units.

- 10.33 It is hereby agreed that, the Developer shall undertake the maintenance and upkeep the common areas, roads, and facilities in the Project or entrust the same to a Maintenance Company of their choice and thereafter entrust the same to the Association once formed. Upon such entrustment the association shall take up any renewal of Licenses for the Project including fire from time to time. The Developer is entitled to levy /collects 15% service charges plus applicable GST on the total cost incurred for maintaining the building. Salary of the estate manager/maintenance manager/Maintenance agency for the project shall be debited to the Association account.

11. RIGHTS OF THE ALLOTTEE

It is agreed that the Allottee shall have the following rights in the Schedule B Property and the Unit:

- 11.1 The right over the undivided proportionate share as described in Schedule B herein;
- 11.2 The right to get constructed and own the Unit described in Schedule C hereinabove subject to the terms of the Construction Agreement;
- 11.3 The right to subjacent, lateral, vertical and horizontal support for the Unit from the other parts of the Building Project;
- 11.4 Exclusive right to use the parking space, if any, allotted to the Schedule C Unit for parking light motor vehicles;
- 11.5 The right of entry and passage for the Allottee and Allottee's agents or workman to other parts of the Project at all reasonable times for the purpose of repairs or maintenance of the Unit or for repairing, cleaning, maintaining or renewing the water tanks, sewer, drains

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and water courses, cables, pipes and wires causing as little disturbance as possible to the other unit owners and making good any damage caused;

- 11.6 The right to use along with all other unit holders, all common facilities and amenities provided therein on payment of such sums as may be prescribed from time to time by the Developer or the Association who will be looking after the maintenance of common areas and amenities in the Building Project;
- 11.7 The right at all times, and for all purposes, to use the staircases, lift, passages and common areas except the allotted terrace area / space, other specifically allotted divided / demarcated areas, and open / basement car parking spaces as specifically provided for under this Agreement.;
- 11.8 Right to make use of all the common roads, driveways and passages provided in the Schedule A Property to reach the Schedule C Unit.

12. RIGHTS & OBLIGATIONS IN COMMON AREA

- 12.1 The Allottee further covenants to use and enjoy all the common areas and amenities such as roads, parks and open spaces, common electrical lines and lighting, water lines, sewers, drains, pipes, internal roads, pavements etc., in the Project and also acknowledges the limited common area right for exclusive usage of allotted car-parking spaces to the respective allottee/s of the Building Project in common with other unit occupiers of Project. The Allottee shall not place objects/things/articles, which hinders free use and enjoyment of any of the common areas and amenities in the Building Project.
- 12.2 The Allottee shall pay to the Developer, Association or the maintenance company to be appointed by the Developer, the common expenses, as indicated by the Developer or the said maintenance company that is proportionate to the area of the Said Unit for upkeep and maintenance of the common areas in the Building Project.
- 12.3 All expenses incurred in providing common services shall be taken into account for arriving at common area maintenance expenses to be shared by all the owners / occupants of the Units in the Building Project.
- 12.4 The Allottee or their tenants shall not encroach upon the common areas.

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- 12.5 The Common areas includes passage, lift , lift lobby, security room , STP , etc., at the Project Completion the Developer shall transfer the same to owners Association and the necessary documentation will be done for effectual transfer including execution and registration of sale deed or any other document. The necessary stamp duty and registration charges in this regard will be borne by the Unit Owner's Association.
- 12.6 During any period in which a Member is in default in the payment of any dues, including any amounts toward maintenance charges that are due and payable to the maintenance agency or the Unit Owner's Association, the right to use the amenities will be suspended by the Developer/ Association until dues are paid.
- 12.7 For violation by the Member(s) or their guests or tenants of any rules and regulations established by the Association/ SEZ laws/Bye laws, the use of the amenities /facilities will be suspended for a period to be determined by the Developer/Association.
- 12.8 No illegal substance will be allowed at any time in the Unit /Facilities.
- 12.9 No political, religious, commercial or outside organization is permitted use of the facilities.
- 12.10 The Member/tenant is responsible for the conduct of his/her guests and any damage caused to any of the facilities or amenities by any Member / tenant will have to be borne by the Member.
- 12.11 The Allottee hereby covenants and agrees to become a member of any recreation/leisure/physical fitness center like gym/library etc., and agrees to pay for the annual membership fees, maintenance charges, etc., as may be determined from time to time and agrees to abide by and be governed by the terms and conditions of membership and the rules and regulations and bye laws covering such facilities. At the option of the Developer, all or some of the above facilities may be handed over to the Association by the Developer.
- 12.12 The timings for use of the facilities shall be as notified by the Developer / Association.
- 12.13 The Member shall not claim any ownership right over the facilities /amenities.
- 12.14 The Allottee shall follow the bye laws of the Building/Project and shall abide all statutory laws including but not limited to SEZ Laws from time to time.

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13. UNIT OWNERS' ASSOCIATION

- 13.1 The Developer shall form the association of Unit owners in accordance with the provisions of RERA and the Tamil Nadu Unit Ownership Act, 1994 ("Owner's Association"). The Owner's Association shall be registered as a Society under the Tamil Nadu Societies Registration Act, 1975 at the office of the Registrar of Firms concerned. The Developer shall form and register the Owner's Association upon seven or more owner's of Units taking possession of their respective Units. The Allottee along with the owners of other Units in the Project undertakes to be a member of such Owner's Association. The Developer shall not be bound to recognize or deal with any other group or association of owners formed by one or more Unit owners..
- 13.2 The Allottee shall observe and comply with all the bye-laws and all the rules and regulations of the said Association and proportionately share the expenses of running the Association and its activities and comply with the compliance as required under the statutory Unit Ownership Act.
- 13.3 Only the Allottee or the owners of Units situated in Schedule A Property shall become members of such Association and tenants or mere occupants shall not be eligible to become members though they will be liable to make periodical contributions fixed for the occupants of Unit towards maintenance and other expenses.
- 13.4 Untill the handing over of the common areas and amenities of the Project to the Owner's Association, , the power and authority of the Owner's Association to manage shall be subject to the overall authority and control of the Developer on all matters concerning the management of the Project, the construction and completion thereof and the amenities pertaining to the same. The Developer shall also have absolute authority and control as regards to the unsold Units and the disposal thereof.
- 13.5 The Bye-laws of the Association shall provide for one vote for each Unit/Floor, irrespective of whether one individual, entity or corporate body owning more than one Unit/Floor. In such case, they shall be entitled to that many votes equal to the Units/floors owned by them.

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- 13.6 The unit holders Association has to contribute to the corpus for maintaining the campus as determined by the Developers/ Association from time to time.

14. NAME OF THE BUILDING PROJECT

The Building Project to be developed by the Developer is named as ".....", which shall not be changed / altered by the Allottee at any point of time. The Developer is expressly permitted to display, at all times, the name and logo of the Project along with the name of the Developer or their group companies, upon the Project in such location and in the style and format of the Developer's choice. The Developer shall have exclusive proprietary and other rights, title and interest on such name.

15. ASSIGNMENT

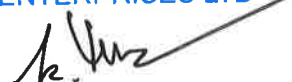
- 15.1 The Allottee hereby agrees that the assignment of the Allottee's right under this agreement to any third party is subject to the prior written permission of the Developer and further agrees to pay to the Developer an Assignment fee of Rs...../- per sq.ft or% of the total Consideration whichever is higher ("**Assignment Fee**"). The assignment / transfer would be permitted only if the Allottee assigns / transfers its rights under the corresponding Agreement for Sale, for the undivided share in the Schedule B Property.

- 15.2 It is clearly understood and so agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the Project shall equally be applicable to and enforceable against any subsequent allottees of the Unit, in case of an assignment, as the said obligations go along with the Unit for all intents and purposes.

16. FORCE MAJEURE

The Developer agrees and understands that timely delivery of possession of the Unit is the essence of the Agreement. The Developer, based on the approved plans and specifications, assures to hand over possession of the Unit as committed, unless there is delay or failure due to war, flood, drought, fire, cyclone, earthquake or any other calamity caused by nature affecting the regular development of the Project (force majeure) or due to failure of Allottee to pay in time any part of the Construction Cost and/or other charges, taxes, deposits, securities etc. and dues/payments or any failure on the part of the Allottee to abide by all or any of the terms and conditions of this

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Agreement. If, however, the completion of the Project is delayed due to the force majeure conditions then the Allottee agrees that the Developer shall be entitled to the extension of time for delivery of possession of the Unit .. The Allottee agrees and confirms that, in the event it becomes impossible for the Developer to implement the project due to force majeure conditions or for reasons that are not attributable to the default of the Developer or beyond its control then this allotment shall stand terminated and the Developer shall refund to the Allottee the entire amount received by the Developer from the allotment within ninety (90) days from that date of determination of impossibility of performance. After refund of the money paid by the Allottee, Allottee agrees that he/ she shall not have any rights, claims etc. against the Developer and that the Developer shall be released and discharged from all its obligations and liabilities under this Agreement.

17. INSURANCE:

The Developer is liable to take out Contractors' All Risk Policy (CAR Policy) and keep it alive by renewing it from time to time during the stage of construction. Post Completion Certificate for the Building, Developer shall take out Fire Insurance Policy for the Building and renew it till the Owners' Association is formed for taking over the Building maintenance. Subsequently, Owners' Association shall keep the Fire Insurance Policy renewed from time to time by paying the renewal fees.

18. HOLDING OVER CHARGES :

The Allottee/s shall receive possession of the Schedule 'C' Property on or before the dates stipulated by the Developer in writing, after getting the Sale Deed executed and registered. In case the Allottee/s defaults in receiving possession as aforesaid and/or complete the Sale, the Developer is entitled to and Allottee/s shall be liable to pay Rs.10/- (Rupees Ten Only) per sq. ft. of the Saleable area of the Schedule 'C' Unit per month as holding charges for a period upto 6 (six) months and beyond that at the increased rate of Rs.15/-(Rupees Fifteen Only) per sq. ft per month if the delay continues beyond initial period of 6 (six) months. The period of delay shall be computed from expiry of 15 days of notice period for taking over possession till actual handing over, which the Allottee/s agrees to pay the same before receiving possession of

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Schedule 'C' Property. In addition, the Purchaser is also liable to pay maintenance charges for the said period.

19. NOTICES

19.1 That all notices or correspondence to be sent or served to the Allottee or the Developer under this Construction Agreement shall be addressed and sent to the respective addresses mentioned above in this Agreement, and such notice and correspondence is deemed to have been served on either Party if so addressed and sent by registered post/e-mail/courier at their respective address specified below:

Developer:

Name: M/s.

Address:

Contact No: e-mail:

Allottee/Purchaser:

Name: Mr.

Address:

Contact No: e-mail:

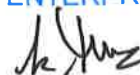
19.2 It shall be the duty of the Allottee and the Developer to inform each other of any change in address subsequent to the execution of this Agreement in the above address by Registered Post failing which all communications and letters posted at the above address shall be deemed to have been received by the Allottee or the Developer, as the case may be. The Developer is not responsible for any delay or non delivery due to change in the address if change of address is not intimated in writing.

19.3 Joint Allottees: That in case there are Joint Allottees all communications shall be sent by the Developer to the Allottee whose name appears first and at the address given by him/her which shall for all intents and purposes to consider as properly served on all the Allottees.

20 WAIVER

Failure on the part of the Developer to insist upon strict and punctual performance of any provision hereof by the Allottee shall not constitute a waiver or estoppel against asserting the right to require such performance, nor shall such failure in one

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case constitute a waiver or estoppel with respect to the provision in a later case whether of similar nature or otherwise.

21 GOVERNING LAW

That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force.

22 DISPUTE RESOLUTION

All or any disputes, controversies or differences which may arise between Parties herein out of or in relation to or in connection with this Agreement, including the interpretation thereof and the respective rights and obligations of the parties or its breach shall be settled amicably by mutual discussion failing which the same shall be referred and settled through the adjudicating officer appointed under the Real Estate Regulatory Act 2016 and the Tamil Nadu Real Estate Regulatory Rules 2017 or any modification or re-enactment thereof for the time being in force.

23 PROPERTY TAXES

23.1 The Allottee shall be liable to pay the said taxes and assessments on the said Unit with effect from the Handover Date or upon the assessment done by the department officials concerned, or on taking possession of the Unit whichever is earlier.

23.2 The Allottee shall keep the Developer / Owners indemnified against any claim or expenses incurred towards payment of property tax from the Handover Date.

24 ENTIRE AGREEMENT & RIGHT TO AMEND

24.1 This Construction Agreement, along with the Agreement for Sale, including the preamble and the Schedules, annexures hereto, represents the entire and integrated agreement between the Developer and the Allottee with respect to the construction and

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handover of the said Unit, and supersedes all prior negotiations, representations or agreements, either written or oral as the case may be.

24.2 This Agreement may be amended only by written instrument signed by both Parties.

24.3 The Parties hereby confirm that this Construction Agreement and the Agreement for sale of even date entered into by the Allottee shall co-exist or co-terminate.

25 SEVERABILITY

In the event that any provision of this Agreement is declared by any judicial or other competent authority to be void, voidable, illegal or otherwise unenforceable under the Act or the Rules and Regulations made there under or any other applicable laws or indications of the same are received by either of the Parties from any, relevant competent authority, such clauses shall be severed in so far as reasonably inconsistent with the purpose of this Agreement and to the extent necessary to conform to the Act or the Rules and Regulations made thereunder or the applicable law, as the case maybe and the remaining provisions of this Agreement will remain in full force.

To the extent permitted by law and notwithstanding anything in this Agreement to the contrary, the Developer will be not liable for any indirect, exemplary, special, consequential or incidental damages of any kind, or for any damages resulting from loss of business, loss of income or profits, arising out of or relating to this Construction Agreement, however caused, even if such party has been advised of or should have known of the possibility of such damages.

26 ORIGINALS

This Agreement is prepared in two sets. The Developer shall be entitled to the Duplicate and the Allottee shall be entitled to the original thereof.

SCHEDULE A PROPERTY

(Land available subsequent to gifting of OSR area and Road Widening)

All that piece and parcel of vacant land admeasuring[.....sq.m] located at Door No.and situated in the Survey Numbers ofvillage,Taluk,district Now Tambaram City Municipal Corporation, Zone

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And bounded on the:

North by	
South by	
East by	
West by	

and situated within the Registration District of Chennai and the Sub-Registration District of

SCHEDULE B PROPERTY

(Undivided share of land to be purchased by the Allottee)

An undivided Sq.ft share, right, title and interest in the land comprised in the Schedule A Property.

SCHEDULE-C

Description of Unit to be constructed

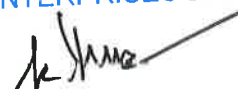
An Office Unit /Floor (refer to the floor plan attached to the Construction Agreement) bearing No..... on the Floor, in the ... Block, in the Commercial Building known as ".....", having a carpet area of Sq.ft and proportionate common area of Square Feet (which is inclusive of the floors, ceiling and walls between the Unit s, and the common areas attributable thereto) totalling to a super built up area ofSq.ft along with the right to usage of car parking space/s.

SCHEDULE-D

Schedule of payment

IN WITNESS WHEREOF parties hereinabove named have set their respective hands and signed this Construction Agreement at Chennai in the presence of attesting witness, signing as such on the day first above written.

For BRIGADE ENTERPRISES LTD


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DEVELOPER

ALLOTTEE

Witness:

1.

2.

Drafted By:

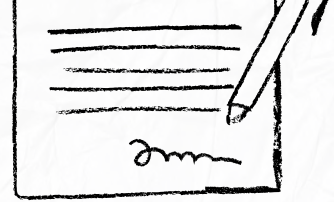
**ANNEXURE I: SPECIFICATIONS OF THE OFFICE UNIT
(TO BE ATTACHED)**

ANNEXURE II: COST OF CONSTRUCTION & OTHER CHARGES

ANNEXURE III: COST OF CONSTRUCTION AS PER PAYMENT SCHEDULE

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our services doesn't just end there



Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.



Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.



Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.



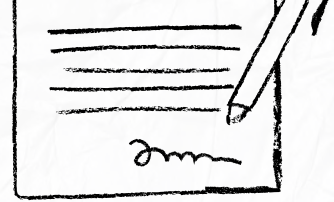
NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management



Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



 **empowering your real estate decisions
with smart tools**



Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter



Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer



Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator



Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary



Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management



We're honored to be part of your
real estate journey

3/350/2 Mettukuppam,
OMR Thoraipakkam,
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