

Date : 05.10.2021

To,
Mrs. Trupti Ankit Joshi & Mr. Ankit M. Joshi
Flat no. 13, Plot no. 102, Deep Sunil chs. Ltd.,
Garodia nagar, Ghatkopar East, Mumbai 400 086.

Dear Sir/ Madam,

Ref : Agreement of Purchase for Flat No. **604** in wing **B** on the **6th** Floor of the building known as "Neelkanth Regent situated on R.N.Narkar Marg, Pant Nagar, Ghatkopar-E, Mumbai - 400 075

Subject: Possession of Flat no. **604** in wing **B** on **6th** floor of the building known as "Neelkanth Regent situated on R.N.Narkar Marg, Pant Nagar, Ghatkopar-E, Mumbai - 400 075.

This is to record as under:

1. By Agreement dated **02.06.2018**, duly registered with the Flat of Sub Registrar of Assurances under serial No. **KRL 2-7233-2018**, we have agreed to sell to you and you have agreed to purchase from us the captioned Flat along with the right to use **3** car parking space. (hereinafter referred to as "**the said Premises**") on ownership basis for the consideration and the terms and conditions therein recorded.
2. We had inform you that the **Municipal Corporation of Greater Mumbai** has issued Occupation Certificate dated **06.03.2018** in respect of **Neelkanth Regent** (herein after referred to as the said building) & in particular unit purchased by you.
3. You have inspected the said building and the said premises and you are fully satisfied that: (i) the said building has been constructed in accordance with the sanctioned building plans perused by you at the time of execution of the aforesaid agreement subject to such changes as were necessary; (ii) the amenities provided in the said premises are as agreed and the same are of good quality;(iii) the materials used for construction of the aforesaid building and the workmanship are of good quality and (iv) there are no defects either in the materials or in workmanship in the said premises or in the said building and the

T.A. Joshi.

A.M. Joshi.