

POSSESSION LETTER

RUNWAL
FORESTS

Dated: 08-Mar-2021

To,
Mr. Vikas Bhaguji Said
Mrs. Kanchan Vikas Said
67/2, Vishram Tower No.1, B-Wing, Shreenagar,
Sector -9, Wagle Estate, Thane-4000604.

Ref: Occupation Certificate ("OC") dated 23-Oct-2020 granted by Municipal Corporation of Greater Mumbai ("MCGM") in respect of residential building known as "Runwal Forests" in the project known as "Runwal Forests" being constructed on the plot of land bearing CTS Nos. 596, 596/1-6, 597, 597/1-7, 598, 598/1-3, 599A, 599A/1-81, 601, 602, 602/1-9, 603, 604, 605, 605/1-17, 606, 606/1-83, 607A, 607/1-31, and 607D, situate at Village Kanjur, Taluka Kurla, situate at Lal Bahadur Shastri Marg, Bhandup (W) Mumbai - 400 078 ("the said Land")

Sub: Handing over possession of the Flat bearing no. T4-3002, ("Said Flat") situated on 30th floor of Tower 4 known as "Oak" ("Said Building")

Dear Sir / Madam,

We once again record that we have received OC from MCGM as referred hereinabove (copy whereof has already been provided to you) and in pursuance thereof, we are handing over physical possession of the Said Flat to you on the conditions as mentioned hereunder:

1. We confirm having received the entire consideration and other charges from you in respect of the Said Flat in terms of the Agreement for Sale dated 19-Jan-19 ("said Agreement") and nothing is due and payable by you to us. You hereby agree that whenever called upon by us, you will provide us with necessary documents evidencing payment of entire consideration and other charges to us in terms of the said Agreement.
2. You have personally visited and inspected the Said Flat, said Building/Tower and the amenities and facilities in the Real Estate Project (as defined in the said Agreement) and have accorded your complete satisfaction for the same and you have no grievances or claims of any nature whatsoever.
3. You will use the Said Flat for residential purpose only.
4. You accept the terms of the Fit-Out Guidelines as under and you have agreed to observe and comply with the same. You shall ensure that your labourers/contractors shall also strictly follow the same.
 - (i) Any internal work in the Said Flat including making of furniture and fixtures and/ or interior decorations shall be at your own costs, charges and expenses and strictly in accordance with the terms and conditions of the said Agreement and also subject to the compliance of all statutory laws, rules and regulations;



RUNWAL GROUP

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