

RUNWAL RESIDENCY PRIVATE LTD.



POSSESSION LETTER

Dated: 05-Jan-2023

To,
Akanksha Sagar Patil
Sagar Sukhdeo Patil

A/104, Amber Yog 2, Ayre Road, Nr. Laxman Resha Bldg,
Dombivali EastThane 421201

Ref: Occupation Certificate ("OC") dated 11-Oct-2022 granted by Maharashtra Metropolitan Regional Development Authority ("MMRDA") in respect of residential building known as "Tower 07" of the project "Runwal Gardens Phase1" being constructed on the plot of land bearing Survey Nos.17/3PT 17/4PT 17/5PT 17/6PT 17/7PT 41/2PT 41/3PT 41/4PT 41/11PT 41/12PT 14/1PT 14/2PT 14/5PT 44/16PT 44/17PT 44/18PT 44/19PT situated at Village Gharivali/Usargarh situate at Shil Phata Road, Dombivali ("the said Land")

Sub: Handing over possession of the Flat bearing no. 1102, ("Said Flat") situated on 11th floor of Tower- 07 (said Building) of the project "Runwal Gardens - Phase I".

Dear Sir / Madam,

We once again record that we have received OC from MMRDA 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. 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 Agreement for Sale dated 04-Jan-2020 ("said Agreement") and have accorded your complete satisfaction for the same and you have no grievances or claims of any nature whatsoever.
2. You will use the Said Flat for residential purpose only.
3. 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;
 - (ii) To carry out the furniture/interior work in the Said Flat only during the stipulated times as notified by the maintenance agency / Promoter and not at any time cause any nuisance or

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