

Date: 16-Jun-19

To  
Prabha B. Varier  
6/16, New Police Quarters,  
Opp S.L Raheja Hospital, Mahim (W)  
Mumbai-400016  
Contact : 9869006615  
CRN No: 1258292

Handover of Possession

Ref: Agreement to sell dated 14-Dec-15 registered at KLN2-8710-2015, before the Sub-Registrar at KALYAN ('Agreement'), in respect of Residential Unit No. 101, in Fontana D, situated at CODENAME EPIC DOMBIVLI ('Unit')

Dear Prabha B. Varier,

We refer to the Agreement. As informed to you earlier, your Unit is ready for occupation. As confirmed by you, we have scheduled your possession and key handover on 16-Jun-19 at the site.

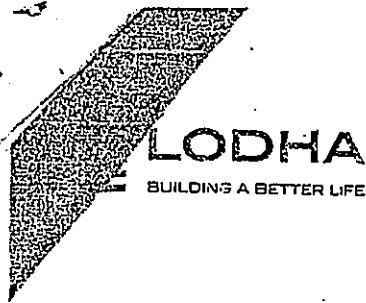
At time of possession, in case of any defects/issues, we request you to inform our Hospitality & Property Management (HPM) representative about the same within 48 hours of your scheduled possession. The defects (if any) shall be rectified as per the Company's policies within 30 days of receiving such information. You may thereafter collect the keys for your unit from the HPM representative at the site.

We request you to inspect the unit before accepting its keys. Upon collection of the keys as above, it will be deemed that you confirm and undertake that:

- (i) You are aware that the common areas, including club facility (ies), swimming pool(s), garden(s), playground(s) etc. are for use by all owners/residents of the larger property and no individual / group shall in any manner interfere in the management of and access to the said facilities by us till such time that all the buildings in the larger property are fully completed and handed over to the society (ies).
- (ii) You are aware that we have unsold unit(s) in the said building and/or the larger property and shall be operating our sales office inside the development till such time that all the units in the larger property are sold. Until such time that all the units in the larger property are sold, our staff, associate(s) and prospective customer(s) shall be visiting the property, building(s), unit(s) and/or common area(s) from time to time and you shall not raise any objection or cause any obstruction in this regard.
- (iii) You are aware that there are other structures/buildings to be constructed / under construction in the larger property. in compliance with the relevant provisions of the applicable Development Control Regulations (as may be amended from time to time), and you do not have any objection in relation to the same and waive any right to raise any objection in this regard. Further, you are aware that, during the period of construction of such other structures/buildings, part of the larger property (which may include part of the parking and/or common areas) maybe isolated by means of barricading/equivalent and only construction access shall be permissible in such isolated area(s) in view of safety and/or construction logistics requirements. Further, in order to ensure cleanliness and safety of your building and/or in use common areas, the site team may take necessary measures such as safety net installation etc. in such areas, as it may deem fit.

*Prabha B. Varier*  
17-6-19  
STATE BANK OF INDIA  
17888  
MUMBAI

*Prabha B. Varier*



(iv) You have been allotted in accordance with your Agreement, the following permanent car parking slot(s) pertaining to your Unit: C4-A3410-CR.

You are aware, the finishing of the parking areas across the multiple levels of the podiums is being done in a phased manner, hence in the interim you agree to continue using the designated temporary car parking zone.

Multi-level car parks or other structures primarily meant for parking (Parking Structures) may require redevelopment / renewal / repairs / upgradation (Renewal Activity). In the event the Company or the organization / entity responsible for such Parking Structures determine that such Renewal Activity is required and the car parking spaces allocated to you is located in such a Parking Structure, you will be informed, in writing, of the decision to undertake the Renewal Activity. You hereby agree and undertake that within 14 days from the date of receipt of such written communication you will vacate the relevant car parking spaces and shall not raise any objection to such Renewal Activity provided that you are allocated alternate car parking spaces commensurate to the original car parking spaces.

(v) The Unit has been delivered in accordance with the Agreement and you have no outstanding issues, claims or grievances against the Company.

We request you to sign this letter confirming your acceptance of the terms and conditions mentioned above.

Please note that all the facility charges in respect of the said Residence (including CAM Charges, electricity and water charges, security, maintenance and Taxes) are payable with effect from 01-Jun-19. Also note that the CAM charges being collected are at provisional rates and incremental charges, if any, will be payable by you within 15 days of demand and in case of delay, shall carry interest as per terms of the Agreement to Sell. Accounts in respect of the CAM charges shall be provided at the time of society handover.

Yours sincerely

For Palava Dwellers Pvt Ltd

(General Manager – Customer Care)

We confirm and accept

Signature of the Applicant

Signature of the Co-Applciant

Prabha B. Varier