

Date: 21-Jul-20

To  
Meena Sadanand Madkaikr  
CRN NO.1268153

Handover of Possession

Ref: Agreement to sell dated 01-Mar-18 registered at BBE4-2261-2018, before the Sub-Registrar at Worli ('Agreement'), in respect of Residential Unit No. 2405 of Wing A in Altia Tower 8 situated at New Cuffe Parade, ('Unit')

Dear Meena Sadanand Madkaikr,

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 21-Jul-20 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.

*MK*

*Meena Madkaikr*