

168



DHRUVA WOOLLEN MILLS PVT. LTD.

Date: 28/8/2020

To,
MR. DUT APRASAD RAGHOBA PALAV
FLAT NO.93, KRUTTIKA CHS,
AKASH GANGA COMPLEX, RABODI NO.2,
THANE (W)-400601

SUB: Possession of Flat No. 501 on 5TH floor in TOWER -12/Building "ARTEMIS" in "RUNWAL EIRENE - PART-1", situated at Colour chem, near Nicholas Piramal, Dhokali – Balkum, Thane West – 400 607 ("the said Flat").

Dear Sir,

Warm Greetings from Runwal Developers!

We wish to thank you for being part of the journey of the project – **RUNWAL EIRENE - PART I** ("the said Project").

We are glad to inform you that, we have received the Part Occupation Certificate dated 13th January 2020 for the said Project from Thane Municipal Corporation. Pursuant thereto we are pleased to handover possession of your Flat No. **501** on **5TH** Floor, in Tower/Building **ARTEMIS/12** in said Project along with the **1(ONE)** Car Parking Space. The details of car parking space shall be mentioned in the Car Parking Allotment Letter. The possession of the Flat and Car Parking spaces shall be handed over on the following terms and conditions:

1. You have agreed to adhere to and shall comply with all the terms and conditions of the Agreement for Sale dated **27/01/2020** ("the said Agreement") along with the various documents executed by you from time to time forming a part of the total understanding between us.
2. You have also agreed and shall be bound by all the terms and condition mentioned in the Affidavit cum Undertaking executed by you in our favour dated **27/8/2020**
3. You have inspected and confirmed the carpet area of the flat and amenities/facilities provided in the Flat and the same as per the said Agreement.
4. You have inspected the said Building and the said Flat and are fully satisfied that:



DR Palav

DHRUVA WOOLLEN MILLS PVT. LTD.



- a. The said Building is constructed in accordance with the Building Plans, sanctioned by the Thane Municipal Corporation ("TMC"),
 - b. The amenities and materials used in the said Flat are as agreed and the same are of good quality,
 - c. The materials used for construction of the said Building including the said Flat and the Workmanship are as agreed and of good quality.
 - d. The lifts, plumbing, drainage and electric connections and other utilities are in good working condition,
 - e. There is no dampness, seepage and water logging on the said Flat or the said Building,
 - f. There are no defects either in the materials or in workmanship in the said Flat or in the said Building and you have no complaint or grievance of any nature whatsoever in respect thereof.
5. Your monthly outgoings and property tax etc. are payable with effect from date 01-06-2020.
6. You hereby accept vacant, peaceful and satisfactory possession of the Flat.

This letter supersedes all earlier correspondences/letters/documents if any, with respect only to the possession given to you.

In token of acceptance of the above terms and conditions you are requested to sign below.

Thanking you,

FOR DHRUVA WOOLLEN MILLS PVT. LTD.

AUTHORIZED SIGNATORY



I/ We confirm having taken over quiet, peaceful and satisfactory possession of the Flat after fully understanding & accepting the above terms and conditions.

I/We acknowledge the receipt of original set of keys for our flat which includes the main door and bedrooms.

1. MR.DUTTAPRASAD RAGHOBA PALAV

DR. Balu