

Certificate No. 69

Flat No. PA1703

PLATINO A B, VIVANT G

Co-operative Housing Society Limited

Reg. No. TNA/(TNA)/HSG/(TC)/30149/Dated 09/01/2018

Old Survey No. 208 Part, New Survey No. 4/6/2, Village - Bhayanderpada, Next To Bafna Motor Workshop, Ghodhunder Road, Thane (W) 400615

Authorised Share Capital Rs. 184500/- Divided into 1845/- Shares of Rs. 100/- each.

SHARE CERTIFICATE

This is to certify that Mr. / Mrs. / M/s. Shah Hemant & MRS. KRINA

HEMANT SHAH

is/are the registered holder/s of FIVE fully paid up shares numbered from 341 to 345
(both inclusive) of Rs. One hundred each of this society.

This 1ST day of SEPT 2018.

Given under the common seal
For PLATINO A B, VIVANT G CHSL

500/-


Chairman


Hon. Secretary


Committee Member

Note : No transfer of shares will be registered without Production of this certificate

Reg. No. TNA/177/18

Reg. No. TNA/177/18

MEMORANDUM OF THE TRANSFER OF THE WITHIN MENTIONED SHARES

| Date of Transfer | Transfer No. | Share Register No. (Old) | To whom Transferred | Share Register No. (New) | Signature of office bearers | |
|------------------|--------------|--------------------------|---------------------|--------------------------|-----------------------------|----------------|
| | | | | | Chairman | Hon. Secretary |
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Date: 18-Feb-17

To,
Customer ID: **1240925**
SHAH HEMANT
902, Anmol Pride, Opp Patel Auto, ,
S.V.Road, Goregaon - West,
Mumbai, - 400062

Ref: Agreement to sell dated **16-Jan-14** registered under serial no. **TNN2-790-2014**
("Agreement to sell") in respect of Flat No **1703, Wing-A** in **Platino**, situated at
LODHA SPLENDORA - Thane ("Flat/Unit").

Dear SHAH HEMANT,

We refer to the captioned Agreement to sell, whereby you have agreed to purchase the said Flat /Unit for a consideration and subject to the terms and conditions contained therein.

This is to inform you that the car parking slot/s allocated incidental to /in respect of the Flat / Unit is **P2205**.

You confirm that the aforesaid allocation is in terms of the Agreement to Sell and that you shall not raise any objection and waive your right to make any claim in respect thereof.

Yours Faithfully,

For Lodha Developers Pvt Ltd



(Deputy General Manager – Customer Care)

We confirm and accept


SHAH HEMANT

K. H. Shah
SHAH KRINA

Date: 18-Feb-17

To,
1240925
Shah Hemant
Shah Krina
902, Anmol Pride, Opp Patel Auto, ,,
S.V.Road, Goregaon - West,,
Mumbai, - 400062
Contact#: +919820409546

Possession

Ref: Agreement to sell dated **16-Jan-14** registered at **TNN2-790-2014**, before the Sub-Registrar at Thane ('Agreement'), in respect of Residential Unit No. **1703** of **Platino – A** situated at **Lodha Splendora Thane ('Unit')**

Dear Sir/Madam,

We refer to the captioned Agreement. As informed to you earlier, the captioned Unit is ready for Possession

Further, as confirmed by you, we have scheduled your possession on **18-Feb-17** at our site office and key handover on **19-Feb-17** at the Site.

We request you to inspect the unit before accepting its keys. In case of any defects/issues, we request you to immediately inform the Facility Management representative about the same. 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 Facility Management representative at the site office. Upon collection of the keys as above, it will be deemed that you confirm and undertake that:

- (i) you have inspected the Unit;
- (ii) you have found and satisfied yourself that all amenities, areas, construction quality and workmanship to your satisfaction and in accordance with the Agreement;
- (iii) you have no complaint or grievance or claims of any nature whatsoever against the Company in respect of the Unit or under the Agreement to Sell or otherwise and the right to raise such grievances/claims shall be deemed to have been waived;
- (iv) 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.
- (v) 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).

- (vi) 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.
- (vii) you shall be thereafter solely responsible and liable for any damage, alteration and defect in respect of the Unit or any of the amenities, fittings and fixtures provided therein.

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 the **07-Oct-16**. 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 @ 18% p.a.. Accounts in respect of the CAM charges shall be provided at the time of society handover.

Yours faithfully,
For Lodha Developers Pvt Ltd



(Deputy General Manager – Customer Care)
We confirm and accept

Signature of the Applicant



Shah Hemant

Signature of the Co-Applicant

K. H. Shah
Shah Krina