

## Possession Letter

Date : 27/02/2024

**Ms. Shilpa Bhaga Ranpise**  
**Mrs. Vatsala Bhaga Ranpise**  
Near Ganesh Hall, 136/4571 Vishal CHS,  
Nehru Nagar, Kurla East  
Mumbai, Maharashtra - 400024

Sir / Madam,

**Sub: Possession of the Flat No. 1202 - 2BHK ( 639.59 ) Rera Carpet area admeasuring 59.41 sq. meters on Floor 12 of the Building No. 139 - A Wing in the scheme of construction known as "Gagan 139" situated at Nehru Nagar, Kurla (East) Mumbai 400 024.**

This is to state that by and under the Agreement for Sale dated 26/08/2022 you have agreed to acquire the aforesaid flat at and for the consideration and on the terms and conditions therein contained and as per the offer prevailing at the time of booking we have completed the stamp duty and registration Formalities in respect of the above said flat.

The above said flat and the building is completed in all respect and the Building Permission Cell, Greater Mumbai/MHADA Authority has granted the Occupation Certificate under Certificate No MH/EE/(B.P.)/GM/MHADA-22/815/2023 dated 08/12/2023 and you have seen and inspected the said premises along with the amenities and facilities thereto.

We are pleased to handover vacant and peaceful possession of Flat No. 1202 - 2BHK ( 639.59 ) admeasuring Rera Carpet area 59.41 sq. meters in the aforesaid building to you as per the agreement for sale dated 26/08/2022.

We record the following undertakings by you on the below mentioned points and keep the Developer indemnified for deviations if any:

(a) You shall not demolish any part of the Flat or thereof including any internal walls and structure for any purpose whatsoever without prior written permission from Developer and concerned authorities otherwise any kind of legal consequences to be faced by Flat Owner only.

(b) We reserve the right to refuse the permission or to grant the same on such terms and conditions as may be deemed fit and proper in the interest of other members of the Building.

(c) You shall maintain the said Flat at your entire costs in good & pleasant condition from the date of the possession and not to effect any additions and alterations in the said Flat or the common areas or the staircases, refuge area, fire fighting system and terraces or the said building in violation of any rules and regulations which affect the safety and security of the members of the Buildings.

