



SATELLITE DEVELOPERS PRIVATE LIMITED

7th Floor, S-14, Solitaire Corporate Park, Andheri-Ghatkopar Link Road, Andheri (East), Mumbai 400 093, India | T: +91 22 6129 6900 E: info@group-satellite.com
CIN: U24291MH1953PTC139290

LETTER OF POSSESSION

Date: 28-Nov-23

To,
Mrs. Yashashree Amey Khaire
Mr. Amey Khaire
A-1006, Hillcrest,
Jv Link Road, Sariput Nagar,
Andheri (East), Mumbai-400093
Telephone No. :- 8454022089

Sir/Madam,

Re: Agreement for Sale dated 22-Mar-21 in respect of Flat No. 0508 (‘the said Flat’) on 05th floor in Wing E of the building known as ‘Aarambh Wings E-F’ (‘the said Building’) constructed on a portion of the land bearing C.T.S. No. 16A (part), 16/1 & 2 and 17 (after amalgamation and sub-division bearing C.T.S. No. 16/A/2) of Village Malad (East), Taluka Borivali, MSD (‘the said property’) situate at Appa Pada, Malad [East], Mumbai – 400 097 made between ourselves and yourselves.

This is to record as under:

1. By the aforesaid Agreement, we have sold to you the said Flat on ownership basis for the consideration and on the terms and conditions therein recorded.
2. The Slum Rehabilitation Authority (‘SRA’) has issued Full Occupation Certificate in respect of the said Building comprising of the said Flat and other flats/premises being Occupation Certificate bearing No. PN/PVT/0183/20170602/AP dated 20th October, 2023. A copy of the said Full Occupation Certificate is appended herewith for your record.
3. You have inspected the said Flat and the said Building and after taking a complete, detailed and thorough inspection of the said Flat and other amenities and

facilities provided, you are fully satisfied (i) that the said Building and the said Flat has been constructed in accordance with the building plans sanctioned by the Slum Rehabilitation Authority and the terms and conditions of the aforesaid Agreement for Sale including inter-alia area of the said Flat; (ii) that the amenities provided in the said Flat are as agreed and the same are of good quality; (iii) that the materials used for construction of the said Building including the said Flat and the workmanship are as agreed and of good quality; and (iv) that 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 and waive your rights in this regard.

4. You shall be liable to proportionately contribute for taxes and common expenses starting from 1st November 2023.

5. You shall pay the amounts, if any, payable in terms of the aforesaid Agreement for Sale.

6. You shall not cause any hindrance to balance construction / finishing work with respect to the said Building.

7. You shall not take any objection on the ground of any nuisance, noise and/or shall not claim any easement rights and/or any other rights of whatsoever nature and/or shall not directly and/or indirectly do anything and/or shall not ask for an injunction and/or prohibitory order and/or calling the SRA or Municipal or any other authorities to issue stop work notice and/or withdraw and/or suspend or cancel any orders passed and/or approved plans, so as to prevent us or any of our nominees or transferees, from developing and/or carrying out additional construction on the said Property and/or on adjoining properties.

8. You shall continue to be bound by all the terms and conditions of the aforesaid Agreement for Sale.

9. On your confirmation to the aforesaid and subject to the compliance of the conditions mentioned hereinafter, we have put you in possession and enjoyment of the said Flat as per the terms of the aforesaid Agreement:

a) Any internal work in the said Flat including making of furniture and fixtures and/or interior decorations has been/ shall be at your own costs, charges



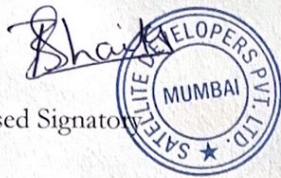
and expenses and strictly in accordance with the terms and conditions of the aforesaid Agreement and subject to the compliance of all the statutory rules and regulations. If any permission is required to be obtained from SRA, it shall be your responsibility to obtain the same. We shall extend all reasonable cooperation, if required.

- b) No structural changes including demolition of internal wall either in the said Flat or to its exterior shall be carried out;
 - c) You will not damage the RCC Framework/ other construction features/ other works in the said Building. You will not carry out changes which may affect the safety of the said Building/any part thereof or is likely to cause leakages/seepages.
 - d) You shall not in any circumstances change elevation of the said building, position of kitchen, position of windows, position of toilets and electrical and plumbing lines in the said Flat.
 - e) You alone shall be liable and responsible for any damages that may be caused to the said Flat or to the said Building due to any act or omission on your part in carrying out such changes;
 - f) You shall keep us fully indemnified from time to time and at all times from and against any claim or demand arising directly or indirectly due to any default by you or as a result of any accident or incident or otherwise arising out of any matter pertaining to the works being carried out by you.
10. You have agreed to sign necessary papers for being admitted as member of the society as and when required.
 11. We have handed over to you all sets of keys.
 12. You confirm that with acceptance of possession, you have no disputes or differences, claims or demands against us.
 13. Kindly return us a duly signed copy of this letter as a token of your confirmation.

We wish you and your family a wonderful new beginning in your new Home!

Yours faithfully,

For Satellite Developers Private Limited,



Authorised Signatory

I/ We have received possession of my/our Flat in the building 'Aarambh Wings E-F' and irrevocably and un-conditionally accept and confirm the contents hereof:

A handwritten signature in cursive script, appearing to read 'Yashashree', is written in black ink.

Mrs. Yashashree Amey Khaire

A handwritten signature in cursive script, appearing to read 'Amey', is written in black ink.

Mr. Amey Khaire