



# P. R. LANDMARKS LLP

Identification No: AAG-5879

1st Floor, 'Ashiana', Opp. ICICI Bank, 87, Linking Road, Santacruz (West), Mumbai — 400 054.  
Tel.: 26000534, 26052223, 26460695 E-mail : enquiries@prbuilders.co Website : www.prbuilders.co

21<sup>st</sup> February 2024

To,

Smita K Shah &  
Kashyap L Shah  
Khar (west),  
Mumbai 4000 52.

*Possession  
Letter - new  
Flat 101*

Dear Madam / Sir,

Sub: Possession of combined Flat No.101 (erstwhile Flat No. 1 & 2 as per Development Agreement) on the 1<sup>st</sup> habitable floor of the building known as "Platina" (hereinafter referred to as "the said Building") situated at East Avenue (Sharadchandra Chatterjee Road), Santacruz (West), Mumbai – 400 054 with the appurtenant car parking spaces.

- 1) We are pleased to inform you that, we have completed the construction of the said Building, and have obtained Full Occupation Certificate (OC) from the Brihan Municipal Corporation ("BMC") dated 20<sup>th</sup> February 2024, a copy whereof is enclosed herewith for your record and reference.
- 2) Attached for your ready reference is a certificate from S.V. Associates, Architect confirming the area of your flat.
- 3) Accordingly, we hereby offer to hand over to you the quiet, vacant and peaceful possession of the captioned Flat duly constructed and completed in all respects in accordance with the terms of the Development Agreement as also your car parking space nos. S 1, S 2, P 203.
- 4) You are requested to take possession of the same latest within 15 days from the date of this letter.
- 5) We have paid to you compensation for Temporary Alternate Accommodation upto 29<sup>th</sup> February 2024.
- 6) Please let us know your preferred date and time to take inspection and possession of the same.
- 7) Please note that effective from 7<sup>th</sup> March 2024, you are liable for payments of all outgoing in respect of the captioned Flat and car parking space no. nos. S 1, S 2, P 203. You will also be liable for the proper maintenance of the captioned flat and the car parking spaces.

- 8) You are also requested to confirm the following: -
- (i) You are requested to take due care and caution in carrying material and heavy packages to upper floors so as not to damage the staircase, common passages or any other structure of the building, including entrance lobby of the building and in case any damage is caused to the building or the captioned Flat or to the flats on the lower floors, on account of such negligence or default by you in this behalf, you shall be solely liable to pay for such damages as quantified by us;
  - (ii) You shall not demolish or cause to be demolished any part of the captioned Flat nor make any alteration in the elevation of the building nor shall chisel or in any other manner damage the columns, beam, walls, slabs or RCC Partis or other structural members in the captioned Flat. You shall not undertake any structural changes of any nature whatsoever;
  - (iii) Further you agree and undertake that you will not alter the location of the spouts, basin, toilet and shower areas nor damage the water-proofing in the bathrooms. You will also not alter the spouts / connections and location of the sink and the washing-machine in the kitchen;
  - (iv) You shall not shift windows of the captioned Flat and/or carry out any changes which result into increase in the area of the captioned Flat and/or put any grill which would affect the elevation of the building and/or carryout any unauthorized construction therein;
  - (v) If, by reason of any work carried out in on your captioned Flat, there is any damage or inconvenience to any of the flat/s and or the common area of the building, it will be your obligation, at your cost and expense,

to make good the same and you unequivocally covenant to promptly attend to the same.

- 9) Kindly confirm your acceptance of the above by appending your signature on the duplicate copy hereof.

Yours faithfully,

**For P. R. Landmarks LLP**

*A. P. Wadhwa*  
**Designated Partner**

*I/We confirm the above*

1. *SKSH*

2. *[Signature]*

**S.V. & ASSOCIATES**

**Architects, Engineers & Lic. Surveyors**

**303, Vishwananak Building., Andheri-Ghatkopar Link Road,**

**Chakala, Mumbai-400 099. Mob.:- +91 9870336793**

**E-Mail :- svassociates1021@gmail.com**

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Date:-21.02.2024

**TO WHOMSOEVER IT MAY CONCERN**

This is to certify that Flat No. 101 (combined Flat 1&2 of the 1<sup>st</sup> floor as per plan annexed to the Development Agreement) located on the 1<sup>st</sup> habitable floor of the building known as "PLATINA" of Mangal Milan Co-operative Housing Society Ltd, situated at East Avenue, Santacruz (west), Mumbai 400 054 admeasures 1610 sq. ft. carpet area (MOFA) .The said flat has been constructed as per the plans annexed to the Full Occupation Certificate dated 20<sup>th</sup> February 2024 issued by BMC.

Mumbai, dated this 21<sup>st</sup> day of February 2024.

Thanking You

Yours Faithfully

Sushant  
t Shidu  
Varak

Digitally signed  
by Sushant  
Shidu Varak  
Date:  
2024.02.22  
10:39:58 +05'30'

**SUSHANT VARAK**

**Of S. V. & Associates**

**(V/146/LS)**