



bajaj international realty pvt. ltd.

Registered Office : 703, Samarpan Complex, Link Road, Next to Mirador Hotel, Chakala, Andheri (E), Mumbai - 400099.

C I N No. : U93000MH2010PTC217139 • Tel : +91 (22) 28225145/46, Fax +91 (22) 28225148 • www.bajajrealty.co.in

Date: 04th July 2018

To,
Mr. Gautam Hinger
436, Pamen Ratna Complex
Bedia Road, Udaipur
Mob:-9828058138

Sub: NO DUE CERTIFICATE

This is to certify that we have received complete payment for the Flat No: 904, on 9th Floor ('The said Flat') of the Building known as "BAJAJ ENCHATE" situated at D-67, Azad Nagar Panchasheel, Azad Nagar of Veera Desai Road, Near Andheri Cha Raja Ground Andheri West, Mumbai-400053 and there is no further amount outstanding and payable by the customer to Bajaj International Realty Pvt. Ltd. under the aforesaid flat.

Warm Regards,

Abhay

Abhay Mane





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Date:

30/4/18

To,
Mr. Gautam Hinger
436, Pamen Ratna Complex
Bedia Road, Udaipur
Mob:-9828058138

Subject: Possession Letter

Ref. No.:

1. Agreement for Sale dated 02nd Feb2018 between Bajaj International Realty Pvt Ltd(The Developer) AND Mr. Gautam Hinger (The Purchaser) duly stamped & Registered under No. BDR1/1415/2018 on 02nd Feb2018 of FLAT No.904 on 9th FLOOR in ('the said Flat') of the Building known as "BAJAJ ENCHATE"
2. Occupation Certificate of file bearing no. CHE/WS/0896/K/337(NEW) dated 06th April2018.

Dear Purchaser/s,

In pursuance of the aforesaid Agreement dated 02nd Feb2018 duly stamped & registered under No. BDR1/1415/2018 on 02ndFeb2018 executed by and between us in respect of the Said Premises / Flat (Hereinafter referred to as "The Said Agreement") and in furtherance to Occupation Certificate bearing of file No. CHE/WS/0896/K/337(NEW) dated 06th April2018 (the said OC) you are hereby handed over possession of 'the Said Premises' in accordance with the terms and conditions of the Said Agreement and in particular the following :

1. You shall not do any act deed, matter or thing resulting in leakage / damage to the said Flat or the Building or its common passages, staircases etc. and shall be responsible to make good such leakages, damages (If any caused) entirely at your risks, costs and expenses and consequences.
2. You shall not do any act, deed, matter or thing which shall disturb the internal and / or external elevation of the Building. You shall also not do any act, which will change / alter the external facade and / or common area of the Building and / or cause any hindrance / nuisance to the ongoing construction activities on the said property.
3. You shall not, in any manner whatsoever, make any structural / Internal Masonry / dummy Flooring / Plumbing changes, which may affect the R.C.C. frame structure of the Building or which is not permitted by the concerned authorities of MCGM / MHADA.
4. You shall under no circumstances cover / enclose the service duct areas and further you shall not convert / cover the same into any room such as storeroom or servants room etc.
5. You shall abide by all rules and regulations of the MHADA / M.C.G.M., Electric supplying company and / or any other conditions imposed and / or as may be imposed by the MHADA / MCGM and / or any other competent authority.



6. You are aware that some finishing work is in progress and you shall not complain, obstruct, hinder or interfere with the same in any manner whatsoever.
7. You undertake not to obstruct / close the drain out points of the aluminum window tracks of the planters / flower beds, in order to avoid any water seepage and retention in the Slab.
8. If required for safety purpose you may fix up M.S. Grills, at the place fixed by our Architect, at your own costs, expenses and risk through our approved contractor and as per the standard design approved by us and you undertake not to fix any Grills having a design other than the standard design approved by us.
9. You shall bear and pay the local taxes / any such taxes, water charges, insurance and such other charges, if any, which are imposed by the concerned local authority and / or Government and / or other public authority.
10. All taxes, levies, duties, premiums, cesses (whether applicable / payable now or become applicable / payable in future) including Service Tax, VAT, Maintenance & Taxes etc. shall be borne and paid by you alone and the Developer shall never be liable, responsible and / or required to bear and / or pay the same or any part thereof.
11. We will not be responsible for any theft / damage of material/s that you will be bringing to the said Flat.
12. Your workers / labourers / agents may be checked by our security staff while going in and coming out of the Building.
13. You will restrict your hours of working from 9 a.m. to 6 p.m. on working days only without causing any disturbance to other members of the Building during the period of furnishing the said Flat.
14. Our staff, security and authorized personnel will have the right to access the Said Premises at all times, in order to view the state and condition of the Said Premises.
15. Your workers / labourers shall not be allowed to carry out interior works on National holidays & Sundays, to ensure the harmony for the neighboring residents.
16. Under no circumstances any work related to interior / furniture shall be carried out in the common areas of the Building including staircases, any open spaces, landscaped areas, podiums etc.
17. You shall on and from the date hereof be liable to pay Maintenance Charges, Municipal Taxes etc. for the Said Premises as provided in the Said Agreement.
18. You hereby agree and undertake to be a member of the CO-OPERATIVE HOUSING SOCIETY/ies and also from time to time sign and execute all applications and other papers and documents necessary for becoming a member, including the Bye-laws of the proposed Society to be duly filled in, sign and return the same to the us within 10 (Ten) days of the same being sent to you. No objection shall be taken by you if any changes or modifications are made in the draft Bye-Laws as may be required by the Registrar of CO-OPERATIVE HOUSING SOCIETIES or any other competent authority.
19. Without prejudice to our rights under the Said Agreement or in law, if you fail to adhere to any of the terms and conditions mentioned hereinabove and as also provided under the Said Agreement, you shall be liable to pay to us, a penalty of an amount as may be determined by us, on each occasion of breach of any of the terms and conditions. In addition thereto you shall be liable to rectify any damage or default immediately on such breach, failing which we shall have a right to enter upon the Said Premises and dismantle / rectify at your costs and damage or default which are in contravention to the provisions hereof and / or the Said Agreement.

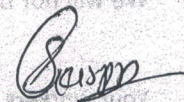
20. In addition to the above and in furtherance to your liability of payment of all indirect taxes on this transaction as agreed by you and mentioned in the Agreement, you agree and confirm that should there be any demand raised by us pursuant to clarifications in respect thereto, you shall pay all such amounts with the execution of this letter.

21. This letter is also subject to all other terms & conditions as mentioned in the above referred "the Said Agreement".

22. You are aware that some finishing work is in progress and is to be completed and accordingly you will not obstruct, hinder or interfere with the continuance or resumption of the same. You hereby agree and confirm that we shall be entitled to continue the remaining work including further and additional construction work and you shall not protest, object to or obstruct the execution of such work and / or to complain for any inconvenience and / or nuisance which may be caused to you or any other person.

Yours faithfully,

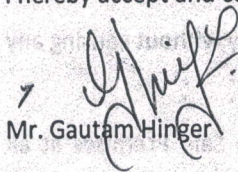
FOR BAJAJ INTERNATIONAL REALTY PVT LIMITED



Authorized Signatory



I hereby accept and confirm the above contents



Mr. Gautam Hinger

Received Main door Key No. 3601785 (4 Sets) along with bedroom Keys.

In presence of 1. VINIL PILLAI 2. _____

Mem. Register No. 20

Certificate No. 20

SHARE CERTIFICATE

AZAD NAGAR PANCHSHEEL CO-OPERATIVE HOUSING SOCIETY LIMITED

Regd. No. BOM(WK/W) Hsg. (OH) 2920/87-88

(Registered Under Maharashtra Co-Operative Societies Act, 1960)

Building No. D67 Azadnagar, Veera Desai Road, Andheri (W), Mumbai - 400053.

This is to certify that MR. GAUTAM HINGER

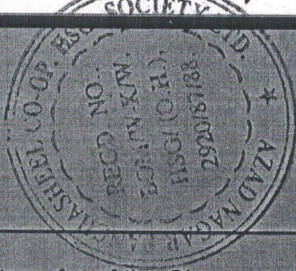
is / are the Registered Holder(s) of TEN fully paid up shares each Numbered

from 191 to 200 both inclusive of Rupees FIFTY

each in the above named AZAD NAGAR PANCHSHEEL CO-OPERATIVE HOUSING SOCIETY LIMITED

Subject to the By-laws thereof

Rs. 500 / -



धनंजय बाजीराव देसाई
श्री. धनंजय बाजीराव देसाई
प्राधिकृत अधिकारी
(प्रमाणित लेखापरिक्षक)

Given under the Common Seal of
the said Society, this 18th
day of MARCH 2021

Hon. Chairman

Hon. Secretary

Hon. Treasurer

NOTE:

No transfer of the Shares comprised in this Certificate will be registered unless accompanied by this Certificate.