

To,
Mr. Harshad Raghavji Makwana
Mr. Suresh Raghavji Makwana
Mr. Ashok Raghavji Makwana
Mr. Pravin Raghavji Makwana
Mr. Rajesh Raghavji Makwana
A-602, Mithanagar Kaveri Co op Hsg Society
Off M G Road, Goregaon, (West)
Mumbai-400063

Date: 01-07-2023

Dear Sir/Madam,

Re: Possession of Shop No 5 admeasuring 25.13 Sq. Mt. Carpet area on the Ground Floor, along with Allotment of one Parking in the building known as "De Elmas", situated at Sonawala Cross Road No. 2, Goregaon (East), Mumbai - 400 063.

1. By an Declaration Deed dated 30th June 2023 registered with the Sub-registrar of Assurances under Serial No. BRL6-13504--2023 on 30th June 2023 and made between ourselves as the Developer of the One Part and Mr. Mr. Harshad Raghavji Makwana ,Mr. Suresh Raghavji Makwana Mr. Ashok Raghavji Makwana Mr. Pravin Raghavji Makwana Mr Rajesh Raghavji Makwana " The Land Owners" of the Other Part, wherein we had agreed to allocate shop no 5 admeasuring 25.13 Sq.Mtr Carpet Area on the Ground Floor, in the Building Known as "De Elmas" Situated at Sonawala Cross Road No 2,Goregaon (East),Mumbai -400063 to the Land Owners as mutually agreed between both the parties on the terms and conditions therein contained. We are accordingly Handing over the vacant, peaceful and legal possession of the said Shop No 5 to You.

2. As per the terms of the above referred Declaration Deed, you have confirmed and undertake to comply with the followings:
- (i) You shall, on regular basis, make the payment towards municipal taxes, maintenance, electricity, water and other outgoings on actual in respect of the captioned Unit.
 - (ii) You shall not make any changes in the exterior of the building and use the captioned Unit for the purpose for which they were let out and strictly as per the terms and conditions of the said Agreement.
 - (iii) You shall observe all the terms and condition mentioned in the above referred Declaration Deed and the rules and regulations of bye-laws of the Society.

3. You have confirmed that you have physically verified and inspected the captioned Unit and fully satisfied yourself as to the said Unit including the location, area measurement the amenities and specifications, quality of material used for construction of the captioned Unit and you have no complaint whatsoever against us in respect of the said captioned Unit, workmanship and/or the amenities and specifications thereof or otherwise whatsoever.
4. We further would like to inform you that we are in receipt of Full Occupation Certificate bearing no. CHE/9554/BP (WS)/AP/OCC/1/New of 26th August, 2022 of above referred building.
5. Kindly confirm your acceptance of the above and having taken possession of Shop No 5 by appending your hand hereunder and on the duplicate hereof.

Thanking you,

For M/s. Hirani Realtors

Partner



We confirm Owners

Mr. Harshad Raghavji Makwana
(Duly Constituted Power of Attorney)
Mr. Suresh Raghavji Makwana
Mr. Ashok Raghavji Makwana
Mr. Pravin Raghavji Makwana
Mr Rajesh Raghavji Makwana

IN WITNESS WHEREOF WE, SHRI PRAVIN RAGHUNATH
MAKWANA, MR. RAJESH RAGHAVJI MAKWANA, the
abovenamed and SHRI HASMUKH RAJMAL HIRANI
Developer abovenamed, have set and subscribed their hands
on this _____ day of March, 2009.

रकम - ₹
७१ २००
२०२३

SCHEDULE ABOVE REFERRED TO:



THAT piece or parcel of land of freehold property
measuring about 1000.2 sq. mtrs. equivalent to 1200.24 sq. yards
together with the structures standing thereon being part of land
bearing Survey No. 125(part) and 126 (Part), C.T.S. No. 540 and
540/3 to 12 of Tika No. 62, Ward No. P-South 2230(1) -378, 2230(2)
-378A of Village Pahadi, situated at Goregaon (East), Sonawala Road,
Goregaon, Mumbai-400 063, in the Registration District of Mumbai
Suburban District, admeasuring about 1002.2 sq. mtrs. equivalent to
1200. 24 sq.yds. and in the Registration District and Suburban District
Mumbai City and Mumbai Suburban and in the District of Mumbai
Suburban and bounded as follows:-



- On or towards West : Sonawala 60 feet wide road.
- On or towards East : CTS No. 539/12
- On or towards North : C.T.S. No.540/1 and 540/2.
- On or towards South : CTS No.540/13.

Handwritten signatures and initials.

२०२३