

702, Marathon Max,  
Mulund-Goregaon Link Road,  
Mulund (West), Mumbai - 400 080.  
Tel.: +91-22-6724 8484 / 88  
Fax: +91-22-6772 8408  
E-mail: marathon@marathonrealty.com  
Website: www.marathonrealty.com  
CIN: U40102MH2007PTC172714

POSSESSION LETTER

Date: 24/11/2024

To,  
Mr. Hemant Vijay Hatankar  
Mrs. Ujwala Vijay Hatankar  
Rama salvi chawl No. 05, Room No. 18,  
New shivaji nagar, Kalwa-East,  
Thane- 400605  
Mobile:- 9594317710  
Email: hemanthatankar@gmail.com

- Re: 1. Flat/Premises No. **2304** admeasuring **57.78** sq.mt. carpet area, on the **23rd** floor, in the Building known as "**Marathon Nexworld Aura**" ("said **Building**"), of the Project known as "**Marathon Nexworld**" situate on Marathon Nexworld, Gavdevi Road, Betawade Gaon, Dombivli (East), District Thane, Maharashtra 400612 ("said **Premises**").
2. Agreement for Sale dated **18th October 2022** in respect of the said Premises between '**Matrix Enclaves Projects Developments Private Limited**' ("**the Promoter**") and you as the 'Allottee' registered with the Sub-Registrar of Assurances at **Thane-1** under Registration Serial No. **15069-2022** on **31st October 2022** ("**said Agreement**").

Subject: Handover of Possession of the said Premises.

Dear Sir/Madam,

1. We refer to the said Premises and the said Agreement. You have purchased the said Premises vide the said Agreement.
2. We have provided you the inspection of the said Premises on **13th October 2024** when you have inspected the said Premises and you were satisfied with the same being in terms with the said Agreement.
3. We have handed over to you the peaceful and vacant possession of the said Premises on **13th October 2024** in terms of the said Agreement and you unconditionally and irrevocably confirm to have willingly received the peaceful and vacant possession of the said Premises. You confirm

DWARKANATH  
KRISHNAMURTHY RAO

Digitally signed by DWARKANATH  
KRISHNAMURTHY RAO  
Date: 2024.10.24 17:11:36 +05'30'



that the said Premises is in good condition and with all internal amenities as per the said Agreement. You confirm that you have no complaint about any item of work or workmanship and that the said Premises and the said Building are in terms of the said Agreement.

4. You agree to pay the quarterly maintenance from **1<sup>st</sup> October 2024** regularly on the 5<sup>th</sup> day of each and every quarter in advance & shall not withhold the same for any reason whatsoever.
5. Any communication and /or grievances of any nature whatsoever in respect of the said Premises will henceforth be addressed to the concerned department of the Promoter till the maintenance of the building / project is managed by the Promoter and post that to the Project Management Agency or any outsourced Agency/company, which will be communicated to you in due course of time.
6. You confirm that we have herewith handed over to you 3-sets of access keys for your Premises.
7. You irrevocably confirm that you have no claims of any nature whatsoever in respect of the said Premises or the Agreement or otherwise against the Promoter or any of its group companies and you confirm to have waived off your rights in this behalf.

Yours Truly,

For **Matrix Enclaves Projects Developments Private Limited**

DWARKANATH  
KRISHNAMURTHY RAO

Digitally signed by DWARKANATH  
KRISHNAMURTHY RAO  
Date: 2024.10.24 17:12:02 +05'30'

(Authorized Signatory)

I/We confirm,



**Mr. Hemant Vijay Hatankar**

For: 

**Mrs. Ujwala Vijay Hatankar**