



27-Jan-2024

Possession Letter

To,

Mrs. Alka Suryakant Kashid
Mr. Shrikant Suryakant Kashid
Room no-41, Saffordwing Co-op Soc, P.B. Marg, Grant Road,
Mumbai Central Post Office, Maharashtra - 400 008

Subj: Possession of your Flat No. U-401 On 04TH FLOOR, Building No. 7 in project "QN GREENS PHASE 3" situated at Survey no.-1/3, 1/4, 1/5, 1/7, 1/6/5, 1/6/6, 1/6/7, 1/6/8, 1/6/9, Village - Koyanavele, Tal. - Panvel, Dist.-Raigad

We have pleasure in handing over the vacant and peaceful possession of your **Flat No. U-401 Wing U Building No. 7** in "Q. N. GREENS" allotted to you which is complete in all respect. The keys of the Flat are given herewith. Hereinafter, the maintenance of the said Flat will be your own responsibility. There is no due pending till date.

You are requested to confirm below with your signature about the acceptance of the said Flat.

Thanking you,



From: Qualitas

QUALITAS NAMAN HOME MAKERS LLP.
Designated Partner/Authorised Signatory

Received the vacant and peaceful possession of Flat No. **U-401 Wing U Building No. 7** in "Q.N. GREENS" at Survey no.-1/3, 1/4, 1/5, 1/7, 1/6/5, 1/6/6, 1/6/7, 1/6/8, 1/6/9 at Koyanavele, Tal.-Panvel, Dist.-Raigad. Completed in all respect in accordance with the agreement dated **17-Dec-2021** and I do not have any grievances of any nature whatsoever related to delivery & quality of the work of said flat & building as well.

श्री. कल्याण सुर्याकान्त काशीद
Alka Suryakant Kashid

Shrikant Suryakant Kashid

Witness: Signature

Date: 27/01/2024

Place: NAVI MUMBAI

Qualitas Naman Home Makers LLP

Qualitas Naman Homemakers LLP, 9th floor, B-wing, Mahavir Icon, Opp. Reliance Fresh, Sector 15, CBD Belapur, Navi Mumbai - 400 614
Mob.:+918879738434 | Email : enquiry@qualitasgroup.in | Website : www.qualitasgroup.in

Information, we undertake to pay charges for the



27-Jan-2024

Possession Letter

To,

Mrs. Alka Suryakant Kashid
Mr. Shrikant Suryakant Kashid
Room no. 41, Siddheshwar Co-op Soc. P.B. Marg, Grant Road,
Wandru Central Post Office, Maharashtra - 400 008

Subj: Possession of your Flat No. U-401 On 04TH FLOOR, Building No. 7 in project "QN GREENS PHASE 3" situated at Survey no.-1/3, 1/4, 1/5, 1/7, 1/6/5, 1/6/6, 1/6/7, 1/6/8, 1/6/9, Village - Koyanavele, Tal. - Panvel, Dist.-Raigad

We have pleasure in handing over the vacant and peaceful possession of your **Flat No. U-401 Wing U Building No. 7** in "Q. N. GREENS" allotted to you which is complete in all respect. The keys of the Flat are given herewith. Hereinafter, the maintenance of the said Flat will be your own responsibility. There is no due pending till date.

You are requested to confirm below with your signature about the acceptance of the said Flat.

Thanking you,



QUALITAS NAMAN HOME MAKERS LLP.
Designated Partner/Authorised Signatory

Received the vacant and peaceful possession of Flat No. **U-401 Wing U Building No. 7** in "Q.N. GREENS" at Survey no.-1/3, 1/4, 1/5, 1/7, 1/6/5, 1/6/6, 1/6/7, 1/6/8, 1/6/9 at Koyanavele, Tal.-Panvel, Dist.-Raigad. Completed in all respect in accordance with the agreement dated **17-Dec-2021** and I do not have any grievances of any nature whatsoever related to delivery & quality of the work of said flat & building as well.

श्री. अल्का सुर्याकान्त काशिद
Alka Suryakant Kashid

Shrikant Suryakant Kashid

Witness: Signature

Date: 27/01/2024

Place: NANI MUMBAI

Qualitas Naman Home Makers LLP

Qualitas Naman Homemakers LLP, 9th floor, B-wing, Mahavir Icon, Opp. Reliance Fresh, Sector 15, CBD Belapur, Navi Mumbai - 400 614
Mob.:+918879738434 | Email : enquiry@qualitasgroup.in | Website : www.qualitasgroup.in

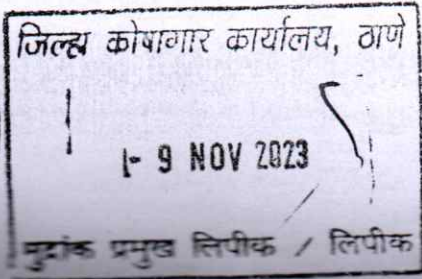
formation. We undertake to pay charges for the common area of the entire



महाराष्ट्र MAHARASHTRA

© 2023 ©

73AA 350404



09-11-2023

POSSESSION CUM UNDERTAKING

27-Jan-2024

From,

Mrs. Alka Suryakant Kashid

श्री. अल्का सुर्याकांत काशिद

Mr. Shrikant Suryakant Kashid

Room no.41, Siddheshdeep Co-op Soc, P.B. Marg, Grant Road,
Mumbai Central Post Office, Maharashtra - 400 008

खण्ड - 9 / फर्स्ट प्रोविसन एक्ट

28 NOV 2023

53061

प्लॉट नंबर

QUALITAS NAMAN HOME MAKERS LLP

प्लॉट क्षेत्र

Meharil Icon, (B), Sec-15

क्षेत्र

Karan Park

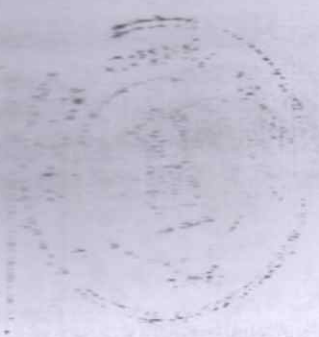
प्लॉट विकत घेना-याचे / हस्त लेख



प्लॉट विक्रेत्याची सही व विक्रीचे ठिकाण
संतोष स्टॅप वेंडर, बुकाल क्र. ४१, प्रभात सेंटर,
सेक्टर ०९ अ, सीबीडी, बेल्पुर - ४०० ६१४.

(संतोष द. वाळभूसकर)
परवाना क्र. - १२०१०४०

जय महाराष्ट्र आणि मुंबई कला आणि तंत्रज्ञान
प्लॉट विक्री केंद्रातून ही विक्री घडविली आहे.



To,
Qualitas Naman Homemakers LLP,
904, B-Wing, Mahavir Icon,
No. 89/90, Sector-15, CBD Belapur,
Navi Mumbai-400 614

Sir,

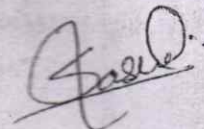
Sub: Acceptance of Possession of Flat No. U-401 on 04TH FLOOR, Building No. 7, in project "QN GREENS PHASE 3."

Ref: "Agreement for Sale" dated 17-Dec-2021 registered bearing serial No. PVL3-19943-2021

We, Mrs. Alka Suryakant Kashid (PAN: KWSPK 9037 B), & Mr. Shrikant Suryakant Kashid (PAN: DGFPK 4595 A), Purchaser of Flat No. U-401 On 04TH FLOOR, Building No. 7 in project "QN GREENS PHASE 3" situated at Survey no.-1/3, 1/4, 1/5, 1/7, 1/6/5, 1/6/6, 1/6/7, 1/6/8, 1/6/9, Village - Koyanavele, Tal. - Panvel, Dist.-Raigad (the "*said flat*"), under the Agreement for sale dated 17-Dec-2021 registered on 17-Dec-2021 bearing serial No. PVL3-19943-2021 do hereby solemnly declare and undertake as under:

1. We are pleased to accept today vacant and peaceful possession of the said flat in sufficient compliance to your obligations as mentioned in "Agreement for Sale" dated 17-Dec-2021.
2. We have inspected the said flat and we are satisfied with all fittings, features, amenities and quality of construction. We have measured the area of the flat and we are satisfied with said area. We are satisfied that the flat is as per the approved layout plan seen and verified by us.
3. We have verified the lay out plan of the entire project and we understand that it's a large lay out project being developed in phases. We have seen the amenities and the proposed plan of the Promoter for the amenities and other buildings. We hereby agree that the Promoter has the unfettered right to develop the phases and make suitable changes and amendments in the phases and plans of other buildings particularly in view of the latest UDCPR dated 03/12/2020 issued by the Government of Maharashtra. We hereby grant unconditional consent to the Promoter to make such changes as warranted in the layout of the project and other buildings including adding floors in building no 5, 6, and 7 of Phase III.
4. We agree to pay the monthly maintenance charges directly to the society after its formation. We undertake to pay charges for the common area of the entire project to the Promoter till confederation of society is formed.

मो. आल्का सुर्यकांत काशीद



5. We indemnify you against any liability that may arise due to any internal work, fit out carried out by us in the said flat. We will carry out interior of furniture work without creating nuisance to other flat owners without damaging the lift and staircase and other common areas. We will not make any changes to the elevation of the building, structural changes or any internal changes. We also undertake that we will not install any dish, antenna for any purpose whatsoever in the balcony / terrace. Such dish / antenna installation will be done on top of the building terrace after taking prior permission from you.
6. We hereby understand that this is a large layout project. Hence, the development is in phases. We have understood the additional buildings to be constructed by you in the entire land. We also undertake that we shall not raise any objection or create any hindrance or nuisance to any internal development works being undertaken by you in the said entire project.
7. We agree that you will have sole and exclusive rights and authority to use and consume the FSI benefits in existing or in subsequent phases of construction by utilizing the present, additional and paid FSI benefits including the TDR and for this purpose may construct separate buildings structures, premises or areas on the said land and / or additional floors, buildings, structures, flats, apartments, premises etc. on the buildings being constructed on the said property as you may in your sole discretion think fit and proper. We unconditionally consent to the said future / proposed development.
8. And that until the said development activities are not fully completed the said area/building/s with ongoing activities on the said land will be barricaded and remain in your physical possession / control. And that you may restrict entry / exit / use of such areas until then. I / We hereby undertake not to raise any objection / complaint / hindrance to the same.
9. We have been NOT allotted any parking. We undertake not to raise any objection for the parkings allotted to other flat buyers. We shall abide by the vehicle parking as permitted under the bylaws of the society and shall not raise any dispute about the parking either with the Promoter or with the Society.
10. We say that we are fully satisfied with construction and overall development of the project and have no objection or any complaint against the same. The facilities and amenities provided are in accordance with the said Agreement. We understand that facilities and amenities in the entire project shall be made available after the entire project is completed on total land. We will not raise any claim of any cost, charges, penalty, compensation, etc. if all amenities and/or internal development works are not made available immediately.

को. मल्का सुनिकात अशिका

Sealed

11. We state that we shall not claim any right, title and interest in the amenity area retained by the Promoter or any other unsold retained units by you in any of the buildings in the project.
12. We hereby undertake and assure you that we shall not raise any objection or seek any cost, interest, compensation or refund of consideration by whatever name called on the basis of revision of the sanctioned plan or for any other reason.
13. We hereby undertake that we shall not put adverse and derogatory news, material and opinion on media in any form or manner about the project or the promoter of the project.
14. We undertake to maintain the said flat and keep it under repair at our own cost of repair. We will ensure that we will be carefully undertaking furniture and fixture work to ensure that no cracks are developed on walls or internal plumbing is altered or damaged. We understand that such damages can cause leakages and developer will not responsible for the same.
15. We will fix the Grill Work / Safety Door as per approved size, dimension & design so that the external part of the building will remain uniform.
16. We will not cover the Open Terrace Area Attached to Flat without obtaining permission from competent authority.
17. We undertake to pay all maintenance and other monthly charges as per the agreement for sale, from the date of receipt of occupancy certificate.
18. Until the Conveyance/Society formation we shall not transfer, assign or part with the possession of the said flat, without giving prior intimation in writing to you, the bank, company, institution with whom the said flat is mortgaged and we shall obtain a prior written consent and NOC from such authority and from you.
19. We say that from the date of taking over of possession of the said flat, you will not be responsible in case of any addition and/or alteration in the said flat/building.
20. We say that from the date of taking over of possession of the said flat, you will not be responsible in case of any damage caused to the flat/building, by accident and on any tampering with the Geometrical sections of the flat/building for any purpose whatsoever, any overloading of the flat/building, lack of upkeep and maintenance, which could not have been envisaged while designing the flat/building for which the projects/flat/building is not designed, any act that is detrimental to the flat/building as a whole.
21. As a token of receiving the possession of the said flat, we have accepted 3 sets of keys of the said flat. The keys include the keys to the main door and the rooms separately. We understand that, property tax bill will be issued to me later and I shall pay such property tax along with the arrears thereon of my share accordingly.

श्री. अरुण शर्मा कान्हाड

Arund

22. We shall abide by all laws, rules and regulations laid down by the Society by Laws Municipal Corporation and other authorities regarding use of the flat, common areas and amenities. We undertake to Co-operate with you for the purpose of formation of society, formation of confederation of society, conveyance of entire land to confederation and shall sign and execute all documents immediately for the said purpose.
23. We have verified and found that the said flat was mortgaged / charged / encumbered by the Promoter with Shriram Housing Finance Ltd for which necessary NOC has been provided. Further, we have mortgaged the said Flat with IDFC Bank and taken a housing loan. We undertake to repay the said loan along with all interests and charges without any recourse to you. We further undertake to submit all documents including share certificates as may be required to the bank and to the society directly without any obligation on the Promoter.
24. We hereby further agree, declare and confirm that we have executed this declaration cum undertaking out of our own free will and without any coercion.
25. We hereby confirm and place on record that we are being handed over the possession of the said flat by you as per the terms of the Agreement for sale read with present possession cum undertaking.
26. We are giving this undertaking after reading and understanding the content of the same, we along with our heirs and executors, assignees, nominee shall abide by the content of this undertaking.

Dated this 31st day of December 2023.

Yours truly,

मो. अल्का सुर्याकान्त काशिद

Alka Suryakant Kashid





Shrikant Suryakant Kashid