



MAN VASTUCON LLP

To,
Name: **SANTOSH SHRIDHAR MAHADIK**
SUJATA SANTOSH MAHADIK
(Purchaser(s))

Date: 01/06/2024

Address: B-604, Manasi Arcade, Reti Bunder Road,
Near Rokade Bldg, Vishnunagar, Rahul Nagar,
Dombivli West, Kalyan, Thane - 421202

Sub.: **Possession Notice** to take Vacant and Peaceful possession of **Flat bearing No. 1802** ("said Flat"), located on the **18th Floor** of **Wing "E"** in **Project III of Phase I Buildings** ("said Project III of Phase I Buildings") of the Project known as "**AARADHYA HIGH PARK**", located at Western Express Highway, Near Singapore International School, Mahajanwadi, Mira Road (East), Thane - 401107.

Ref.:

- Registered Agreement for Sale dated **25/01/2022** bearing registration no. **TNN4/2354/2022** ("said Agreement") executed in respect of the said Flat; and
- Email Intimation dated **13/03/2024** ("said Email") sent by us to you in respect of receipt of **Occupancy Certificate ('OC')** dated **12th March, 2024** bearing **Ref. No. MBMC/PO/2024/APL/00012**, for the said Project III of Phase I Buildings.

Dear Sir/Madam,

This bears reference to the said Agreement. Vide the said Email we have already informed you about the receipt of the said OC for the said Project III of Phase I Buildings.

In accordance with the terms and conditions of the said Agreement, you are liable to pay entire consideration amount of the said Flat, applicable GST/levies/taxes and other charges payable prior taking peaceful possession of the said Flat, if any. Further you are required to deduct tax at source (TDS) in accordance with the applicable rates as per the Income Tax Act, 1961 being 1% of the consideration and to pay the deducted tax to the government and deliver the relevant TDS certificate, challans, receipts and other relevant documents to us as per the provisions of the Income-tax Act, 1961 and the rules made thereunder, if any. Any delay in making the payment and/or taxes as aforesaid, then you shall be solely liable to pay the interest and/or any penalty levied by the concerned authorities in respect thereof, if any.

We request you to take vacant, peaceful and physical possession of the said Flat within 15 (fifteen) days from the date of this letter subject to what is stated hereinabove and to our complete satisfaction.

In case you fail to take possession of the said Flat within 15 (Fifteen) days from the date of this Possession Notice, you deemed to have accepted the possession of the said Flat, irrespective of whether you have taken possession of the said Flat or not for any reason whatsoever and you shall be liable to bear and pay all premium, applicable charges, taxes and charges for electricity and other services and the outgoings including future maintenance charges and statutory payments, etc. relating to the said Flat as per the terms and conditions as mentioned in the said Agreement.

Please connect with Aarti Dalal - Manager CRM on 9833471266 or write to us on aarti@maninfra.com, for further procedures.

Yours truly,

For **Man Vastucon LLP**

Authorized Signatory
(Promoters)



MAN VASTUCON LLP

Registered under the Limited Liability Partnership Act, 2008 (LLPIN: AAD-0592)
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