

POSSESSION DEMAND LETTER

Date: 18.12.2024

To,  
**Mr. Amit Kailas Kawale, Mrs. Namrata Amit Kawale**  
B-244, Kalpataru Sunrise, Kolshet Road  
Thane, Maharashtra  
400607, India

Re: (i) Agreement For Sale dated 06.03.2023 ("**Agreement**") in respect of the Apartment No. **2304** on the 23rd Floor ("**Apartment**") in the building known as **VIJIT** ("**Building/Project**") which is part of the larger project **Piramal Vaikunth** ("**Larger Project**") situated on the portion of land bearing Cadastral Survey No. 593 (part) of Mazgaon Division, Mumbai City ("**Property**").

Dear **Mr. Amit Kailas Kawale, Mrs. Namrata Amit Kawale,**

1. We are pleased to inform you that we have obtained the Occupation Certificate ("OC") for the Building and your Apartment No. **2304** is ready for handover of possession to you as per the RERA timelines. Copies of OC and Architect Certificate are enclosed herewith.
2. The detailed statement of Final Dues payable by you in terms of the said Agreement is attached herewith as **Annexure A** for your ready reference. You are required to make payment of the Final Dues as per Annexure – A on or before 02.01.2025 ("**Due date**") to enable us to initiate the possession handover process.
3. Now therefore, we hereby offer to you, quiet and vacant possession of the said Apartment and confirm that the possession of the said Apartment shall be handed over to you from 03.01.2025 onwards ("**Possession Date**") subject to you making payment of final dues in terms of **Annexure A** hereto on or before the Due Date.
4. Kindly get in touch with your Relationship Manager for assistance in completing the formalities for possession handover such as payment of dues, booking the slot for possession of the Apartment, etc.
5. We request you to complete the formalities specified herein and take possession of your Apartment within the aforesaid timelines. Kindly note that any delay in clearance of Final Dues as per Annexure A will attract interest at then applicable highest SBI MCLR rate plus 2% plus GST (as applicable) which shall be payable by you. The Bank Account details for payment of Final Dues is attached herewith as **Annexure – B**.
6. We further request you to take note of the following points:
  - a. The maintenance charges (Building CAM for the society as well as Apex Body CAM charges) shall be applicable with effect from Possession Date or the date of key handover, whichever is earlier, ("**CAM Commencement Date**") and the same shall be recorded in your final possession documentation as well.
  - b. You shall be liable to pay the Building CAM charges as well as Apex Body CAM charges from the CAM Commencement Date, irrespective of the fact whether you have taken possession or not.
  - c. You shall be liable to pay Property Tax and Electricity consumption charges from the CAM Commencement Date, irrespective of the fact whether you have taken possession of the said Apartment or not.
  - d. From the Possession Date the Developer shall not be responsible for the upkeep management and maintenance of the Apartment or any wear and tear of the said Apartment or any theft or damage to the said Apartment, irrespective of the fact whether you have taken possession or not.
  - e. In the event the organisation of flat purchaser is handed over to the resident by the promoter before the booking/sale date of the Purchaser(s), the Purchaser(s) acknowledges the responsibility to directly pay building CAM charges (inclusive of taxes) to the Organisation of Flat Purchasers Account 45 days from the Booking /Sale Date. In such scenario the

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