



ANIRUDDHA GROUP

(Shilpali Project)

Shop No. 1, Shubh Jyot, Ghantali Mandir Road, Thane (W) - 400 602.

Date : 15/7/2024

To,
Mital B. Satra
301, Suraj Premises Soc.,
Near P.N. Gadgil Jewellers,
Ram Maruti Road, Thane (W) – 400602.

LETTER OF POSSESSION

SUB: - Flat No - 103 on 1st floor, in the newly constructed Building Known as "Priyadarshini" situated at – CTS 28D, Tikka no.15, CTS 15, Tikka no.16, lying, being and situated at Ram Maruti Road, Ram Ganesh Gadkari Path, Village – Panchpakhadi, Thane – west is allotted / agreed to be transferred to you vide an Agreement for Allotment / Agreement for Sale dated 23/11/2022 which is duly registered with the Sub-registered of Thane under Document No. TNN-2/25787/2022/5/78.

Dear Sir,

Pursuant to the above transaction of allotment / sale of the aforesaid residential flat, we personally have visited Flat No. 103 on 1st floor, in the newly constructed Building Known as "Priyadarshini" and inspected the said flat and found it to be completed in all respects including all the amenities and facilities agreed to be granted by you under the said agreement. We have no complaints or grievances of any nature in respect of the said flat or the building's structure in any manner.

I / We say that we have paid full and final consideration for purchasing / allotment of the said flat to you as per the Agreement and accordingly today we / I have taken vacant, peaceful possession of the said flat from you.

I/We say that the construction of the said flat is completed in all respect as assured and having full amenities as mentioned in the said Agreement. We/I



ANIRUDDHA GROUP

(Shilpali Project)

Shop No. 1, Shubh Jyot, Ghantali Mandir Road, Thane (W) - 400 602.

have no complaints regarding the quality of construction as well as regarding area of the said flat and also no complaints regarding any amenities provided therein by you.

We agree, confirm and undertake that we will not carry out any addition and/or alterations in the said flat without obtaining appropriate permission in writing from the Planning Authority and even from you. We further confirm that we will also not carry out any work which, in any manner, affects overall structural stability of the said building. We further agree that, if on account of any work to be carried out / carried out by us, any damage is done to the structure of the said Building, then we will repair the same at our own cost and you will certainly not be responsible for the same.

We do hereby agree and undertake to bear and pay from today's date/or date of OC (Occupancy Certificate) whichever is earlier hereto all proportionate Municipal Charges, TMC Municipal Property Tax, TMC Municipal Water Charges and other dues, duties taxes and other maintenance charges and outgoings in respect of the aforesaid flat and also agree to abide by all other obligations, terms and conditions as provided and embodied in the above agreement as also the bye-laws/rules of the Society/ AD-HOC Society that may be formed as per the above agreement (organization).

We confirm that payment towards development and municipal charges electricity meter/cable charge M.S.E.D.C./S.L.C. charges, legal charges & other expenses for formation of society, water charges, can be utilized for that purpose or any other purpose as mentioned in the said agreement.

The maintenance, TMC Water charges, MSEDCL Electrical charges, Municipal Taxes, Municipal Property Taxes, Water Charges & Common Electric bill will be borne by the Purchaser from now onwards/ or from the date of O.C. (Occupancy Certificate) date whichever is earlier.

It is further agreed that you will have full and absolute right authority and power to utilize such amount like share money, application of the society, formation and registration of the society, deposit towards Water, Electric, and



ANIRUDDHA GROUP

(Shilpali Project)

Shop No. 1, Shubh Jyot, Ghantali Mandir Road, Thane (W) - 400 602.

other utility and service connection charge, for deposit of electrical receiving and service connection charge or amounts in the manner you may deem fit. We don't have any objection for the same.

We expressly agree and undertake to bear and pay all service taxes, Value Added Taxes (VAT), GST, TDS or any other taxes, dues, duties or statutory and other payment dues on the sale of the said premises to us or otherwise directly or indirectly relating to the above agreement and that you shall not be responsible in that regard under any circumstance whatsoever. We further agree and undertake to duly fully and absolutely indemnify you in that behalf.

We are fully aware and confirm that:

- a) We undertake to admit ourselves as members of the Priyadarshini Co-operative Housing Society Limited by making payment of requisite amounts/share capital to the said Society.
- b) You will be entitled to allot Car parking space on the stilt as well as Open Car Parking Space, neither we nor society that may be formed we have any claim or demand in respect thereof.
- c) You are entitled to put up Telecommunication Tower, dish antenna and /or Hoardings on any part of the said Property including the Building constructed by you.
- d) Also, now since the Occupation Certificate dated 10/7/2024 is issued by the Thane Municipal Corporation, we have requested your company to hand over the possession of the flat as we are willing to shift. We herewith give our no objection for the same.



ANIRUDDHA GROUP

(Shilpali Project)

Shop No. 1, Shubh Jyot, Ghantali Mandir Road, Thane (W) - 400 602.

I/WE have paid you all the amounts payable as per said agreement and henceforth we/I am/are liable to pay all the taxes, maintenance charges, bills etc.

I / We will take care of all the Fire Safety Equipment's. And I / We will be responsible for any Fire, Hazard in the premises of the building.

I/We confirm that relying upon our assurances to comply with the terms and conditions of the said agreement as well as, what as is stated hereinabove; you have handed over quiet, vacant and peaceful possession of the aforesaid flat to us.

Thanking You.

Mital B. Satra

We hand over the possession
Aniruddha Group – Shilpali Project

We accept the possession
Mital B. Satra



ANIRUDDHA GROUP

(Shilpali Project)

Shop No. 1, Shubh Jyot, Ghantali Mandir Road, Thane (W) - 400 602.

DATE - 01-08-2023

RECEIPT

Received with Thanks for The Payment of Rs 75,50,000/- (Seventy Five Lakhs Fifty Thousand Only) from Mrs. Mital Bharat Satra against Flat no. 103 at Redevelopment project name Priyadarshani Society , R G G Path Ghantali Naupada Thane (W) 400602 , as full and final payment against the flat. The details of payment as follows -

Date	UTR NO.	Amount
21-10-2022	TBSBH22694001132	Rs.20,00,000
25-01-2023	TBSBH23025000029	Rs.10,00,000
25-01-2023	TBSBH23025000070	Rs.20,00,000
31-07-2023	0002232120000113	Rs.25,50,000
TOTAL		Rs.75,50,000

Thanking You,

For Aniruddha Group-Shilpali Project



Proprietor



Priyadarshini Co-op. Housing Society Ltd., Thane

Registered No. : TNA/HSG/766 of 1971

Ram Ganesh Gadkari Path, Ghantali, Thane (West) - 400 602.

Date : _____

Date: 26/11/2024

To

Flat 103

Kind Attn: **Mittal Satra**

Sub.: Payment of maintenance Charges

Dear Sir,

We request you to pay the on account maintenance charges of Rs.5000/- per month for the period of July-August-September 2024 i.e. $5000 \times 3 = 15000/-$. We request you to pay online on the following bank details. Receipt of the same will be issued afterwards. Final amount(+/-) adjustment will be communicated to you later.

TJSB bank

Priyadarshini Co-Op Hsg Soc.Ltd

Savings Account number: 155110200000046

IFSC No : TJSB0000155

MICR No: 400109056

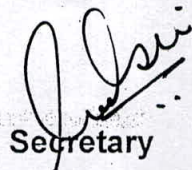
30/11/24
CHH-000355

We request you to pay at the earliest

Thanks and Regards

For Priyadarshini CHS

Chairman


Secretary

Treasurer



ठाणे महानगरपालिका

Thane Municipal Corporation
APPENDIX 'H'
FULL OCCUPANCY CERTIFICATE

OCC No : OCC/N/7003/0047/2024
CC No : TMC/TDD/4215/22

OCC Date : 10 July, 2024
CC Date : 10 October, 2022

Reference : File No. S02/0122/14/OCC & Date: 09 July, 2024
S02/0122/14

To,
M/S. ANNIRUDDHA GROUP THROUGH ITS POA HOLDER
SHRI. HEMCHANDRA BHASKAR VAIDYA PRIYADARSHANI
CHS. LTD. (OWNER)
3 KAMDHENU PRASAD, R.G. PATH, GHANTALI, THANE (W) -
400 602

Anil Hassanand Jagwani (Lic:CA/2001/27699) Architect
506, A Wing, Dev Corpora, Eastern Express Highway,
Cadbury Junction, Khopat, Thane(W)

Building Details

Building Name : Building No.1
Building Use: Mixed Use Name of Pwork: Building No.1
Floor Name: GROUND (PART) / STILT (PART),MEZZANINE/ FIRST PART FLOOR,SECOND FLOOR,THIRD FLOOR,FOURTH FLOOR,FIFTH FLOOR,SIXTH FLOOR,SEVENTH FLOOR

Sir,

The FULL development work in building No. Building No.1(GROUND (PART) / STILT (PART),MEZZANINE/ FIRST PART FLOOR,SECOND FLOOR,THIRD FLOOR,FOURTH FLOOR,FIFTH FLOOR,SIXTH FLOOR,SEVENTH FLOOR) Plot No.:00, Village:Naupada, CTS No. :CTS No 15, Tika No 16 & CTS No 28/D/1, 28/D/2, Tika No 15, Survey No.:00 completed under the supervision of Anil Hassanand Jagwani, Architect (License No. CA/2001/27699) may be occupied on the following conditions.

OFFICE OF THE : Thane Municipal Corporation
Outward No. : Online - 23
Date : 10 July, 2024
OCCUPATION GRANTED

Yours faithfully,
Deputy City Engineer

Digitally signed by M.A.N.
M.T. WANI PATE
Date: 10 Jul 2024 18:21:53
Organization: Thane Municipal
Corporation
Deputy City Engineer