

Date: 22.03.2024

To,
M/s. ARHAM AGENCIES
Shop No. 2750/3, Ground Floor,
Shubh Estate, Gauri Pada,
Vasai (East) - 401 208.

Sub: Fit out Possession Letter in respect of Unit bearing No. 208 situated on Second Floor, in Building bearing No. E6 "A" wing, admeasuring 112.57 sq. mtrs. carpet area and Mezzanine Area admeasuring 33.77 sq. mtrs. carpet area or thereabouts in Project known as "Asmeeta Texpa II", on MIDC Plot No. 1, in 'Additional Kalyan Bhiwandi Industrial Area', situate, lying and being within the Village Limits of Kon and outside limits of Municipal Council in Rural Area, Taluka and Registration Sub-District Bhiwandi, and Registration District Thane.

Dear Sir,

1. This is to inform you that construction of the aforesaid Unit bearing No. 208 situated on Second Floor, in Building bearing No. E6 "A" wing, admeasuring 112.57 sq. mtrs. carpet area and Mezzanine Area admeasuring 33.77 sq. mtrs. carpet area or thereabouts in Project known as "Asmeeta Texpa II", on MIDC Plot No. 1, in 'Additional Kalyan Bhiwandi Industrial Area', situate, lying and being within the Village Limits of Kon and outside limits of Municipal Council in Rural Area, Taluka and Registration Sub-District Bhiwandi, and Registration District Thane agreed to be taken lease by you from us vide Agreement for Assignment dated 22.12.2023 registered under Sr. No. 17710/2023 dated 22.12.2023 is completed and ready for fit out possession.
2. We are pleased to inform you that, we hereby hand over Fit out Possession of the aforesaid Unit to you subject to fulfillment of all duties and obligations by you towards the said Unit as per aforesaid Agreement for Assignment.
3. In view of above, you are advised to carry out the internal fitting works in the said Unit. You hereby agree and undertake not to make any structural/layout/elevation changes in the said Unit without our prior written consent.



Magus Infratech Pvt. Ltd.
801/802, 8th Floor, Viraj Towers, Western Express Highway,
Andheri (E), Mumbai - 400 069. Tel.: +91 22 69895700
E - info@magusindia.co | www.magusindia.co
CIN : U70100MH1995PTC094116



4. You hereby agree to indemnify and hold harmless M/s. Magus Infra Tech Private Limited and its employees, successors, and assigns, from any claims, liabilities, losses, damages, and expenses asserted against M/s. Magus Infra Tech Private Limited and arising out of your negligence, willful misconduct or failure to perform duties and obligations while carrying out the internal fit out works or under the said Agreement.

5. You are requested to acknowledge and confirm the above, by signing and returning the duplicate of this letter.

Thanking you,

Yours faithfully,

For M/S. MAGUS INFRA TECH PRIVATE LIMITED


MR. MAYUR RATILAL SUCHAK
(Director)



We hereby acknowledge and confirm having taken fit out possession of the aforesaid Unit No. 208 situated on Second Floor, in Building bearing No. E6 "A" wing, admeasuring 112.57 sq. mtrs. carpet area and Mezzanine Area admeasuring 33.77 sq. mtrs. carpet area or thereabouts in Project known as "Asmeta Texpa II, without any complaints / grievance or dispute of whatsoever nature in respect of the said Unit.

Accepted by,

For M/s. ARHAM AGENCIES

MR. JINENDRA ARVIND DOSHI
(Proprietor)

REF. NO – VERSION – 1/12.03.2024

Introduction:

The document provides guidance and describes the standard operation process about the do's & don'ts while carrying out the fit out activities during the soft possession.

Aim:

The document is created to guide the Clients to carry out their fit out work activities in their respective as per the statutory guidelines from MIDC authority. This will help to avoid any unauthorized work activities to be carried out inside the unit and comply with the MIDC norms as per DCR.

Guidelines for the unit holders during fit out possession

The guidelines mentioned herein state the activities which are permitted/not permitted under the term fit-out possession and the occupiers shall follow them while carrying out their furniture works before actually occupying the units.

A. Interior Activities permitted during furniture works inside the unit

1. Changing Flooring Tiles – Client may change the flooring as per his requirements. Care shall be taken
2. Water Tank Installation – water tanks similar to 'Sintex' may be permitted to be installed on mezzanine slab. Permissible locations are shown on the *(refer Annexure-01)*
3. Alteration in toilet location- Client may demolish the toilet provided by the developer and construct/alter new as per his requirement. This includes provision of WC, Urinal, Sink, Pantry, dado works, etc. Additional plumbing/drainage works may be permitted. However, inlet and outlet shall be to the common building system.
4. AC Outdoor Units installation-
 - a. AC Out door units may be installed inside the ventilator opening by removing the provided louvers. The size of the ventilator is 2400 mm x 850 mm. *(refer Annexure-02)*
 - b. AC Out door units may be installed inside the unit facing the ventilators
 - c. AC Drain pipe outlet may be kept in the corridor, however, the discharged water shall be collected and maintained by the owner.
5. Racking system – Racking system with slotted angles up to 8' height is permitted.
6. Height of partition walls on mezzanine – Wall above mezzanine are permitted up to 1.20 m height.
7. placement of heavy machineries - The weight of the machinery shall not exceed the designed capacity of the mezzanine and/or floor slab (800 kg/Sq. m UDL)
8. false ceiling works- The clients can install false ceiling works as per their requirements. False ceiling shall be non-usable and non-accessible. The material shall be light weight. Height of false ceiling shall be at least 3' higher than mezzanine height.

B. Exterior Activities permitted during furniture works outside the unit

1. Changes/ alteration to the external finishes of the building – Client may install wall cladding with dado tiles outside to their unit. Standard white colour tiles of Developer approved make shall be used in order to maintain the colour tone of the building. (refer Annexure-03)
2. Shoe racks- Clients may install shoe racks in the corridor area next to the entrance of their units. (refer Annexure-04)
3. Nameplates – Clients may install their company names next to their entrance. (refer Annexure-05)

C. Activities not permitted

1. Any change to the structural members such as beams, columns, during interior works are going on
2. Any change in the mezzanine area other than MIDC approved layout.
3. Any major change to the elevation such as eliminating Fire door, removal of Rolling shutter, window, ventilator and closing them permanently.
4. Core cut to the existing during additional plumbing/drainage works
5. Addition/alteration to mezzanine staircase
6. The weight of the racking system to exceed the designed capacity of the mezzanine and/or floor slab (800 kg/sq m UDL)
7. Wall above mezzanine shall be till floor slab bottom that converts the mezzanine into un-ventilated compartment. (refer Annexure-06 for MIDC guidelines)
8. The weight of the machinery to exceed the designed capacity of the mezzanine and/or floor slab (800 kg/Sq. m UDL)
9. The area above false ceiling made human habitable.

D. Operational Activities during fit outs with do's and don'ts

1. Use of goods lift
2. Use of staircase
3. Material movement
4. Use of common premises

When the client wishes to undertake interior works to his unit(s), the client has to provide the following set of drawings to the Design team and execution team for verification and approval.

- 1) Interior layout with all details of block works, partitions, height and material to be used.
- 2) Section explaining the scheme.
- 3) Electrical layout indicating power required for the unit(s)
- 4) Any additional staircases, toilets, etc and their locations.
- 5) MEP/FF drgs

Once the above drawings are submitted to the Design team, comments shall be provided to the client after 3 working days suggesting modifications/alterations if any. It may so happen that when the drawings are resubmitted, there may be some further comments which may need to be incorporated.

Once, all the comments are incorporated, the client should submit the interior drawings mentioning all civil works and interior divisions/ partitions etc. to the developer for keeping the records of as built drawings.

Important note

- Site and O & M team will be visiting all the premises on regular basis to check the work progress.
- Hence any deviation found, unit holder to correct/rectify the same as his own cost

Prepared By

Asmeeta O&M Department

I hereby acknowledge that I have read and understood the terms and conditions as provided in this document and I agree to all of the terms.

Client Name: *Jinendra Doshi*

Building Name & Unit Number :

Date:

Client Signature: *Jinendra*