

From  
Smt. Geetika Harkishin Vaswani  
Shri Harkishin Harnam Vaswani  
A-101, Nandini Co. Op. Housing Society,  
Off J.P.Road, 7 Bungalows,  
Andheri (W),  
MUMBAI: 400 053.

31/05/2014

To,

**M/S. DHANA-SHREE DEVELOPERS**  
D-516/517, Neelkanth Business Park,  
Near Vidyavihar Bus Depot,  
Vidyavihar(W), Mumbai-400086.

Re : Allotment for Sale dated 16/01/2012 in respect of Shop No.5 on Ground Floor in 'B' Wing Dhana-Shree Heights constructed on the plot Building No.42, Sangam CHS Ltd, Azad Nagar II, off. Veera Desai Road, Andheri (West) Mumbai - 400 053.

Yourselves ... Developers  
To  
Myself/Ourselves ...Unit Purchaser/s

Dear Sirs,

1. I/We hereby confirm that in pursuance of above referred Allotment for Sale dated 16/01/2012 you have today handed over to me/us the vacant and peaceful possession of the above referred Shop No.5 on Ground Floor in 'B' Wing of the building 'Dhana-Shree Heights' (hereinafter referred to as the 'said Unit') situated at Building No.42, Sangam CHS Ltd, Azad Nagar II, Off.Veera Desai Road, Andheri (West), Mumbai-400053.
2. Before obtaining from you the vacant and peaceful possession of the said Unit as above I/we have on 12/05/2014 inspected the said Unit and I/we have satisfied myself/ ourselves about the quality of the materials used in construction of the same and the amenities provided in the said Unit. I/We hereby confirm that now I/we have no claim against you in respect of quality of the materials used for construction of the said Unit as well as the amenities provided therein either under the above referred Allotment for Sale dated 16/01/2012 or otherwise howsoever. I/We have also satisfied myself/ ourselves about the area of the said Unit.
3. I/We hereby undertake that :
  - (a) I/We shall observe, perform and comply with all the terms and conditions of the above referred Agreement for Sale.
  - (b) I/We shall regularly pay the electricity and Property Tax in respect of the said Unit.
  - (c) I/We shall use the said Unit for the purpose which is permitted by the Municipal Corporation of Greater Mumbai and other authorities concerned and I/we shall not use the same for any illegal or immoral purpose. I/We shall strictly comply with the condition contained in the Clause No.54 of the above referred Agreement for Sale.
  - (d) I/We shall bear and pay increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or Government and/or public authority due to increase in such charges by the authorities concerned.
4. I/We hereby confirm that :
  - (a) I/We shall become the member of the said Azad Nagar Sangam Co-operative Housing Society Ltd. and for that purpose I/we shall sign the necessary applications, forms, papers and documents as may be required by you. I/We shall also pay to you Rs.250/- as share capital contribution and Rs.100/- as admission fee for becoming member of the said Azad Nagar Sangam Co-operative Housing Society Ltd.

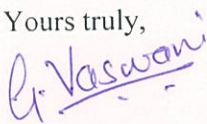

G. Vaswani



- (b) I/We shall observe and perform all the rules and regulations of the said Azad Nagar Sangam Co-operative Housing Society Ltd. and the additions, alterations or amendments thereto that may be made from time to time.
- (c) You shall be entitled to sell the premises in the said building Dhana-Shree Heights for any residential and/or commercial purpose or for any other purposes and I/we shall not object to the use of the other Units in the said building by the purchasers thereof.
5. I/We hereby agree that because of scarcity of parking you may appoint valet car parking agency in order to park our car outside the building purely at our risk & cost and nowhere you or the said agency will be responsible.
6. I/We hereby agree that the Common Lobby on each floor shall be kept free of any material etc. for free movement. No shoes, stands, cupboards will be kept in Common Lobby. No Extended units of A.C. will be kept in Common Lobby.
7. I/We hereby agree that before starting any work within/inside of our Unit, we will deposit a charge of Rs.7,500/-as Debris Removal Charges and only after that the work will be start. We will strictly follow the timings as decided 9.00am to 7.00pm on working days and no work will be allowed on Sundays and holidays.
8. I/We to keep utmost care and security all our temporarily and permanent workers will be provided with proper ID Cards which will be issued, and only that person having proper ID Cards will be allowed to enter the Building.
- I/We hereby specifically confirm that the said Deed of Indemnity and the letters are valid, subsisting and binding on me/us.
10. **We have issued cheques of amount payable by us to you and have taken the possession of the Unit subject to realization of the cheques.**

Thanking You.

Yours truly,

(UNIT PURCHASER)

Witnesses:

1. 
- 2.



**DHANA-SHREE Developers**  
**BUILDERS & DEVELOPERS**

Mob. (Off.) : 9768147157  
Tel. : 022-2512 1208  
022-2512 1209 / 2512 1210  
D-516 / 517, Neelkanth Business Park,  
Near Vidyavihar Bus Depot,  
Vidyavihar (W), Mumbai - 400 086.  
Email: sales.dhanashree@gmail.com  
31/05/2014

Ref. No. DD/DH/PS/2358

Date : \_\_\_\_\_

To,

Smt. Geetika Harkishin Vaswani  
Shri Harkishin Harnam Vaswani  
A-101, Nandini Co. Op. Housing Society,  
Off J.P.Road, 7 Bungalows,  
Andheri (W),  
MUMBAI: 400 053.

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Myself/Ourselves ... Developers  
To  
Yourselves ...Unit Purchaser/s

Dear Sirs,

1. In pursuance of the above referred Agreement for Sale dated 16/01/2012 we have today handed over to you the vacant and peaceful possession of the above referred Shop No.5 on Ground Floor in 'B' Wing of the building 'Dhana-Shree Heights' (hereinafter referred to as the 'said Unit') situated at Building No.42, Sangam CHS Ltd , Azad Nagar II, Off. Veera Desai Road, Andheri (West), Mumbai - 400 053.
2. Before obtaining from us the vacant and peaceful possession of the said Unit as above you have on 12/07/2014 inspected the said Unit and you have satisfied yourself/yourselves about the quality of the materials used in construction of the same and the amenities provided in the said Unit. You have also satisfied yourself/yourselves about the area of the said Unit.
3. Please note that you shall observe, perform and comply with all the terms and conditions of the above referred Agreement for Sale.

*G. Vaswani*



# DHANA-SHREE Developers

**BUILDERS & DEVELOPERS**


4. Please also note that the Common Lobby on each floor shall be kept free of any material etc. for free movement. No shoes, stands, cupboards will be kept in common lobby. No External units of A.C. will be kept in Common Lobby.
5. Please also note that before starting any work within /inside of your Unit, you will pay a sum of Rs.7,500/-as Debris Removal Charges and then only permission to start the work will be given. You will be required to strictly follow timings as decided 9.00am to 7.00pm on working days and no work will be allowed on Sundays and holidays.
6. Please also note that because of scarcity of parking we have appointed valet car parking agency in order to park your car outside the building purely at your risk and cost and nowhere the said agency will be responsible.
7. To keep utmost care and security all your temporarily & permanent workers will be provided with proper ID cards & only person having proper ID cards will be allowed to enter the Building.
8. **Since you are issuing the cheque of all the balance payments today possession of the Unit is given to you subject to realization of the cheque..**

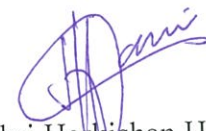
Yours truly,

For **M/S. DHANA-SHREE DEVELOPERS**

  
PARTNER

I/WE HEREBY CONFIRM THE ABOVE. I/We have today obtained from M/s. Dhana-Shree Developers the vacant and peaceful possession of the above referred Shop No. 5

  
Smt. Geetika Harkishin Vaswani  
(UNIT PURCHASER)

  
Shri Harkishan Harnam Vaswani  
(UNIT PURCHASER)