

OFFER OF POSSESSION

Date: 17th Dec 2024

Param Enterprises Pvt Ltd
Fortuna Tower, 23A, Netaji Subhas
Road, 3rd Floor, Room No-7,,
Kolkata (Calcutta), West Bengal,
India - 700001
+919953181210 / 0
Co-Allottee(s): N.A

Subject: Offer of Possession of Apartment No. C 3403 in 'Waterfall Residences', Krisumi City,
located in Sector 36A Gurugram, Haryana.

Dear Allottee(s),

Greetings from Krisumi Corporation Private Limited ("**Company**").

It gives us immense pleasure to inform you that as we have received the occupation certificate in respect of our project 'Waterfall Residences', we are now ready to commence the process of handing over possession of your apartment No. **C 3403** in the project ("**Apartment**"). You are just one step away from moving into your new home.

In furtherance of this notice, we request you make all outstanding payments and complete all necessary formalities as listed below:

1. Payment Outstanding and Possession Formalities:

- (a) **Summary of Final Statement of Accounts** (Detailed in **Annexure 1**): A summary of final statement of your accounts in respect of the Apartment has been prepared in accordance with the agreed payment schedule and terms of your Agreement for Sale, copy whereof is enclosed herewith as **Annexure 1**. You are requested to clear all outstanding payments as per the said statement in order to initiate the process of handing over your Apartment. The said outstanding payments shall be due to be paid by you in accordance with this notice, on or before **17th Jan 2025**.

Any delay in making the required payments beyond the aforementioned due date, shall attract delay payment charges/holding charges and / or other costs, expenses, without prejudice to any other rights of the Company under the Agreement for Sale.

- (b) **Administrative Charges:** Administrative and legal charges along with applicable taxes which shall be paid by you as per **Annexure – 1** in respect of professional and other fees payable towards execution and registration of Conveyance Deed (other than charges, taxes, duties, levies payable directly by you) and additional facilities to be provided in relation to your Apartment etc.



- (c) **Inspection of Apartment:** Upon payment of all amounts mentioned herein, you shall be entitled to an inspection of your Apartment in compliance with the Real Estate Regulation and Development Act, 2016 and rules framed thereunder (as applicable to the State of Haryana). You may communicate with your relationship manager to schedule an appointment as per your convenience. You shall thereafter be notified as to the date and time for visit, in accordance with a schedule prepared by the Company.
- (d) **Stamp Duty and Registration Charges:** As notified by the Company Stamp Duty and registration charges as per applicable rates shall be paid directly by you to Office of the Sub Registrar, for registration of Conveyance Deed in respect of your apartment. The amounts calculated in respect thereof are detailed in Annexure-1.
- (e) **Execution of Conveyance Deed:** Upon receipt of necessary documents as listed in Sr. No. 2 & 3 below and compliance with all obligations herein, including payment of all outstanding amounts, duties, taxes, levies, etc. in respect of the Apartment, you shall be required execute a conveyance deed in respect of your Apartment as and when notified by the Company.

Execution of the Conveyance Deed by you shall be deemed a reasonable compliance by you of all necessary obligations in respect of taking possession of your Apartment. Accordingly, in the event that you do not comply with the conditions for taking possession as mentioned herein, including but not limited to taking physical possession of the Apartment, completing payment obligations and / or execution of conveyance deed in the manner notified by the Company, you shall be liable to pay the Company Holding Charges as per your Agreement for Sale.

In the eventuality you fail to make the payments as per the Schedule and accept and execute conveyance deed in respect of your Apartment on or before the notified dates, we shall be deemed to be custodian of your Apartment, and the Apartment shall be held by us solely at your risk and cost.

- (f) **Execution of Maintenance Service Agreement and payment of charges thereunder:** The Company has appointed a maintenance agency for operation of facilities and maintenance of common areas and amenities in the project. You are required to execute a maintenance service agreement ("MSA") with the maintenance agency, simultaneously with the execution of the Conveyance Deed, and pay applicable maintenance charges, club usage charges, deposits and other amounts as provided under **Annexure-1** hereto. In the event, that you fail to execute the conveyance deed or pay the aforesaid amounts, the same shall be recoverable from you along with interest prior to handing over physical possession of the Apartment.

2. Documentary formalities:

- (a) Registered Power of Attorney – in case you have authorized any third person to undertake necessary formalities in respect of execution / registration of documents and / or other formalities in respect of the handover process, copy of the same shall be made available to the Company along with KYC and Bank Verification Letter of the nominated Attorney.



- (b) No objection Certificate from the Bank/ Financial Institution – In case of financial assistance availed by you, where a lien is marked on the Apartment, the aforesaid process shall be subject to receipt of such NOC. In the event the finance availed from the bank has been repaid, necessary documents to be submitted by you evidencing the same.
 - (c) Deed of Apartment - a duly executed/registered deed of apartment shall be submitted which shall entitle you to all rights associated with ownership of the Apartment and available under the applicable laws. Draft of same shall be shared by the Company.
 - (d) Undertaking for Inspection and fit-outs - draft is enclosed to be read, signed and submitted to the Company
 - (e) Customer Detail Form - enclosed herewith to be read, signed and submitted to the Company for execution of necessary formalities and seamless handing over of your Apartment
 - (f) Bank Verification Letter – for verification for signature and identity proof, enclosed herewith to be read, signed and submitted to the Company for execution of necessary formalities and seamless handing over of your Apartment
 - (g) An Indemnity-cum-Undertaking shall be executed by you at the time of taking possession of the Apartment. A draft of the same shall be made available by the Company for execution at the time of the Conveyance Deed.
3. **Payment Instructions:** Payment can be made via Cheque, Demand Draft or online transfer as mentioned in **Annexure - 1**, subject to deduction of applicable TDS.

- a. **Cheque / Demand Draft:** We request you to identify your payments by writing your Name, Customer ID, Project Name, and Unit Number behind the Cheque/Demand Draft.
- b. **Online Transfers:** As per Annexures attached.

Please note that any payments received from third party accounts shall not be accepted as payment duly made towards the Offer of Possession and credit thereof shall not be given. The Company shall refund the said amounts and shall not be liable for any consequences thereto.

Kindly share the remittance details / payment proof to us at customerservice@krisumi.com.

4. **KYC / Documents required for execution and registration of the Conveyance Deed:**

We request you to kindly submit the following documents to the Company. These documents are essential for completing the process of conveyance of the Apartment in your favour:

- (a) **Photos:** 6 Colour Photographs (Passport Size) of each Allottee(s).
- (b) **ID Proof:** Self Attested copy of latest identification proof of each Allottee(s) i.e., Voter ID Card/ Passport etc.
- (c) **Aadhaar Card:** Self attested copy of Aadhaar Card of each Allottee(s).
- (d) **PAN Card:** Self attested copy of PAN Card of each Allottee(s).
- (e) **Residence Proof:** Self attested copy of residence proof



Should you have any queries or require any clarifications, please feel free to write to us at customerservice@krisumi.com or connect with your relationship manager.

Name	Ms. Shikha Bisht
Mobile Number	(+91)-88269 94382
Email ID	shikha.bisht@krisumi.com

We once again welcome you to Krisumi family & thank you for endorsing us!

Assuring you of the best service always.

Thanks & Regards,



Krisumi Corporation Private Limited