

PARINEE REALTY PVT. LTD.

Regd. Off – 102/103 SMAG HOUSE,
1st Floor, Plot No. 157-A, Sarojini Road Extn.,
Opp. Darshana Apt., Vile Parle West,
Mumbai - 400 056.
Phone: +91-22-6139 1500
info@parinee.com | www.parinee.com
CIN No.U45200MH1998PTC113833



To,

**Mr. Ashit Kishorechandra Chheda &
Mrs. Jesal Ashit Chheda**

D-31, Grain Merchants CHS Limited,
Sector 17, Near Abhyudaya Co-operative Bank,
Vashi Navi Mumbai Thane- 40073.

Date: 04th December, 2023

Sub: Handover of Final possession of your Unit No. 408 on the 4th Floor in the project known as "Parinee-i" situated at 7-A Shah Industrial Estate, Off. Veera Desai Road, Andheri West, Mumbai- 400053.

Dear Sir,

Greetings from Parinee Group,

We are glad to inform you that we are in receipt of Part Occupation Certificate dated 2nd November, 2023 for the above said Building to occupy 2 numbers of basement + lower ground+ upper ground +12 upper floors.

We hereby confirm that we are in receipt of full consideration as well as all other payments as contemplated under the Agreement for Sale dated **12th May, 2023** including advance maintenance for the period starting from **01.01.2024** to **31.12.2024**

We hereby handover possession of the said Unit and you may carry out fit out/interior work in your said Unit at your costs and expenses as per the guidelines set out in the fit out manual. The fit out/interior work needs to be carried out subject to following conditions:-

- i. You shall not remove/demolish/modify any internal wall, partition wall, columns, beams, bathroom walls and waterproofing and also shall not carry out/do any structural changes in the Said Unit and the building.
- ii. You shall not cover ducts, balconies, passages etc. which are not permitted by the Authority.
- iii. You shall not place/drop/put/dump debris/material/items in the passage area or in any other common area of the building. You shall remove debris from time to time and keep the outside passage area of your Unit neat and clean.
- iv. No common area should get damaged while loading/unloading of material/items and if any damage happen, you undertake to repair, replace and make good such damage at your own costs and expenses.
- v. You shall be solely responsible for your workers, contractors, labours etc.

This is also to confirm that we have Reserved 1 car parking access in the Building. Please note that all occupants in the Building will use the Parking system at their own risks and maintain the machine/space in proper manner.

You shall adhere to all the terms and conditions stipulated in the Agreement for sale dated **12th May, 2023** (the said **Agreement**). You have inspected the said Unit and found it in line with terms of the said Agreement.

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You shall use the said Unit only for commercial purpose. You can sale, transfer, assign or give on leave and license basis with the written permission from us, and after we handover the building to the society you shall take permission from the society. On taking possession of the said Unit you shall not be entitled to raise any claim either monetary or otherwise or create any dispute with the Promoter in any manner whatsoever in respect of the said Unit. Further you shall not be entitled to file any complaint, application or dispute before any authority, court or tribunal claiming any compensation, damages etc. against the Promoter. You shall intimate us any defects in the said Units or amenities therein within 30 days of receipt of possession of the Said Unit. Thereafter no such claims, requisitions shall be entertained with respect to any defects. The Promoter reserves its right to utilize further FSI in the building and/or change/modify/amend the sanctioned plan without affecting your Unit. You hereby undertake to sign such consent/forms as required under applicable law.

You are aware that the finishing work for the remaining floors of the building as well as the common areas of all floors are under progress and due to which there will be a continuous movement of laborers and materials in the building till the full OC is obtained for which you shall have no objection whatsoever. You should keep in mind and comply with all the safety parameters when visiting the premises.

You have kept deposited with the Promoter an undated signed cheque for an amount not exceeding Rs.96,200/- (the amount calculated at the rate of Rs.100/- per sq. ft) as a security deposit towards completion of fit-out works. The said cheque if it remains unutilised shall be returned to you on completion of fitout works.

You confirm that you have inspected the said Unit and verified the amenities provided in the said Unit to your satisfaction. You also confirm that you have no further claims objections in respect of the Said Unit. The installation of Air Conditioning system is in progress and the same will be installed in you unit in due course.

We congratulate you for your new office and we wish that all your dreams may come true.

Regards

For Parinee Realty Pvt. Ltd.

A handwritten signature in blue ink, appearing to be "A. Chheda", written over a horizontal line.

(Auth. Signatory)

A handwritten signature in blue ink, appearing to be "Ashit Chheda", written over a horizontal line.

A handwritten signature in blue ink, appearing to be "Jesal Chheda", written over a horizontal line.

Mr. Ashit Chheda & Mrs. Jesal Ashit Chheda

I/We hereby confirm that we have read all the terms and conditions of the possession letter and in acceptance thereof countersigning on this letter;

C.C.: To site for information.