

OFFER OF POSSESSION

To

Date: 22nd March 2022

Mr. Gaurav Gupta & Mrs Reetika Gupta
Flat No.- 1203, Tower-7, Nirala Estate,
Greater Noida West, Surajpur,
Gautam Buddha Nagar, U.P.-201306
Mobile No.- 9811164837

Subject: Offer of Possession – for Flat No. C-2506 in Tower – C, at JM Florence, Plot No DV-GH-09C, Sector-Techzone-IV, Greater Noida (West).

Dear Sir/Madam,

We would like to inform you that:

- You need to submit stamp paper for execution of sub-lease deed, calculated higher of [value as per the attachment] and [allotment cost excluding IFMS but including electric load charges and meter connection charges] to our office along with registration charges, file charge, etc. On submitting the same, you will receive a token number as your serial number for execution of sub-lease deed in your favour. You may obtain stamp paper by following the process mentioned in attached document. To cross verify stamp paper value, you may contact our CRM team.
- You need to submit 7 stamp papers of Rs. 100 each procured from Noida / Greater Noida / Ghaziabad area for the documents mentioned in point (f) below.
- You need to submit an intimation of your proposed shifting date so that you unit would be timely ready for shifting.
- You need to approve the inventory list of the items attached in your unit.
- You need to clear all outstanding amount pertaining to your unit including but not limited to allotment cost, electric load charges, electric meter connection charges, maintenance charges, interest on delayed payments, applicable taxes, cost of increased area (if any), cheque dishonour charges, IFMS, Sewer and water charges within the due dates.



J M Housing Limited

DV-GH-09C; Sector-Techzone-IV,
Greater Noida (West), U.P.-201307
Ph. No. : 9711991572

Email : info@jm-housing.in, Web: www.jm-housing.in
Regd. Off.: 312/3, T/F, 5, Pratap Bhawan,
Bahadur Shah Zafar Marg, Delhi, New Delhi-110002
CIN : U70200DL2009PLC189961

- f. We need to execute Maintenance of Common Services Agreement, Agreement for supply of electrical energy Undertaking under U.P. Apartment Act, 2010, Vehicle Parking Allotment deed, one Affidavit, two undertakings and etc. (if required)

You are hereby requested to get your accounts timely verified from the accounts department. It is hereby clarified that any other charges if any levied by any government agency / cost of any further work pertaining to the handover towers, same shall be charged as per actual, as and when the same is raised by the department / incurred by us.

In case you want to convert your open car parking (if opted in past) to covered car parking and increase allotted electric load, you may contact our CRM team separately for the same.

Further, terms and conditions of this letter are mentioned herein below:

1. In case you delays in taking possession, you would require paying holding charges as per the terms and conditions mentioned in allotment letter.
2. This letter shall be governed by allotment letter cum agreement between us in every aspect and cancellation clause in case of non-honouring of this letter from your side within the stipulated time frame.
3. In case you want to complete the furnishing of your unit as per your choice apart from the things done / to be done by us in flat, you would require to:
 - a. Take possession of your flat,
 - b. Written letter mentioning name of labours, coming for furnishing your flat.
 - c. Take responsibility of acts / deeds done by labour sent by you.
 - d. Take responsibility of all items installed by us / your labour in your flat.
 - e. Ensure that JM work do not hamper due to your labour and JM will remain allowed to complete the pending work in flat whether your labour is on job or not.
4. Further, terms & Conditions:
 - a. That permissible work in this phase shall be only doing flat interior work apart from work do be done by us,
 - b. You will not be entitled to change any plumbing fittings, fire safety items, change any portion of civil structure.
5. JM will reserve the right to stop any activity conducting by your labour in case of any un-ethical happenings.

In order to assist you in completing formalities you are requested to visit our office at B-002, Ground floor, Tower B, JM Florence Site, DV-GH-09C-, Sector-Techzone-IV, Greater Noida (West) on any working days except Sunday between 10.00 A.M. to 4.30 P.M. with prior appointment with Mr. Ajay Chaudhary +91 9711640693 & Mr. Alok Kumar Bhardwaj +91 8826994791/Landline Number +91 9711991572.



Queries related to possession if any, to be sent to the email id info@jm-housing.in

Looking forward for an everlasting relationship with "JM Housing Family".

Thanks and Regards,

Yours Sincerely,

For **J.M. Housing Ltd.**

Authorised Signatory

