

THIS IS TO INFORM YOU THAT RERA REGISTRATION IS APPLYING FOR TWO COMBINED PROJECTS:

FIRST ONE IS APPLYING UNDER PRADHAN MANTRI AWAS YOJNA FOR URBAN (PMAY-U) OF 624 FLATS AND **SECOND ONE** IS UNDER AFFORDABLE HOUSING FOR 208 SIMLPEX UNITS COLONY NAME RS CITY 2 AT AMBABAI GWALIOR ROAD JHANSI BY

PROMOTER 1. MAK INFRACITY Pvt. Ltd. WITH DIRECTOR Mr. CHANDRA SHEKHAR AGARWAL &
2. Mr. CHANDRA SHEKHAR AGARWAL.

SO PERFORMA OF COMPLITION CERTIFICATE FOR ABOVE PROJECTS IS GIVEN BELOW:-

PERFORMA OF COMPLITION CERTIFICATE FOR – PMAY (U)

PERFORMA OF COMPLITION CERTIFICATE

Project: PRADHAN MANTRI AWAS YOJANA, (RS CITY-2 , SITE-
2) Address: VILLAGE-AMBABAI, DISTT-JHANSI (UP)

Promoter: 1. MAK INFRACITY PVT LTD, JHANSI
2. CHANDRA SHEKHAR AGARWAL

Performa of Completion

The above project is under Pradhan Mantri Awas Yojana” and the allotment of units under this project will be done by “Jhansi Development Authority”, Jhansi (UP).

Completion certificate of units will not be done by the promoter “MAK INFRACITY PVT. LTD. & Chandra Shekhar Agarwal, Jhansi”.

PERFORMA OF COMPLITION CERTIFICATE FOR – AFFORDABLE HOUSE

POSSESSION
LETTER

Sub: House No. _____ Block _____ (RS CITY 2) in the newly constructed building at AMBABAI, GWALIOR ROAD, JHANSI

Dear Sir,

1. With reference to the Sale Agreement dated _____ relating to the above said house, you have inspected the same physically and have satisfied yourself with respect to the following matters relating to this flat :-
 - i. Quality of workmanship as per specifications, as also of materials used and various other installations.
 - ii. The area and its measurements of the said House.
 - iii. The structural and/or otherwise, stability of the Premises.
 - iv. Other aspects of the Premises in its entirety.
2. Having been satisfied, you have today taken and we have given vacant possession the above house physically. The keys in duplicate, of the main entrance and other doors/locks of the flat have also been handed over to you.
3. We confirm that as on date and at or before the time of taking possession of the said house you have paid and we have received full consideration money/value thereof in terms of the aforesaid Sale Agreement.
4. You shall not make any structural additions or alterations that may affect the structural stability of the Premises as a whole, or may be in violation of the sanction of the **Jhansi Development Authority** and shall use the house for the purpose of residence only.
5. It is further confirmed and declared that
 - i. You shall regularly and punctually make payment of all municipal rates, taxes, impositions, maintenance charges, electricity charges and all other outgoings

in respect of the said house without raising any dispute whatsoever or howsoever.

- ii. Your right in the said building shall remain restricted to the said house with right to park a medium size road worthy passenger vehicle in the allotted car parking space only, together with proportionate share in Common Area and facilities as declared by us. You shall not be entitled to any right, title, interest or claim over other portions of the said premises or any part or parts of the same whatsoever or howsoever and we shall have the liberty to deal with the same as we may think fit & proper.
 - iii. You shall abide by all the rules and regulations and bye-laws as shall be framed by the Association of Building besides observing all other terms and conditions contained in the said Sale Agreement dated___.
6. The open and covered space in the premises shall be used by you only for ingress & egress and not for parking any vehicle (2 wheeler / 4 wheeler) and/or storing anything unless prior permission for the same is taken from us.
 7. You shall sign all the necessary documents with regards to formation and registration of Owners Association and for apportionment of any government tax and mutation of your name, and/or shall give the Power to Developer for the said purpose.
 8. You shall register the Deed of Conveyance of your house within 90 (ninety) days from the date hereof.
 9. None of the parties has any claim of any nature against each other in respect of the aforesaid transaction.

Thanking you,

Yours faithfully,
For **RS CITY 2**

(Authorized Signatory)

We agree and confirm and also acknowledge having taken possession of house along with main door keys and other keys physically.

ACKNOWLEDGEMENT LETTER

From: _____

To: **RS CITY 2,**
AMBABAI, GWALIOR ROAD, JHANSI

Dear Sir,

Re: **House No. _____ in Block No. _____ of the Residential Complex of RS CITY 2.**

In pursuance of your allotment letter dated _____, I have taken possession of the above Unit on the terms mentioned in the letter. It is confirmed that:

- a) I have paid all the dues and I have no claim against you with regard to the construction of the Unit or otherwise as on neither date nor do you have any claim against me for any amount to be paid as consideration and/or otherwise. Other than the payments such as electricity etc for CSPDCL deposit which the company will / has pay/paid on your behalf.

- b) I shall remit the amount required on account of transfer cost including stamp duty and registration charges within 15 days of receiving a notice from you for the same and also thereafter promptly attend for completing the registration of the document as and when required by you.

- c) I confirm that I shall be holding and enjoying the above house on the terms and conditions contained in sale agreement, sale deed and I agree not to question the same or raise any objection with regard thereto.

Signature _____ (_____)

Hand Over Document
RS CITY2
AMBABAI, GWALIOR ROAD,
JHANSI, Uttar Pradesh

From : _____ Block : _____
House No. : _____

RS CITY 2 Residences, AMBABAI, GWALIOR ROAD, JHANSI

Date: _____

THE MANAGER

RS CITY 2

AMBABAI, GWALIOR ROAD,

Jhansi, Uttar

Pradesh

Sub: Final Possession of my House _____, Block _____ at RS CITY 2 Residences.

Dear Sir / Madam,

I hereby confirm that today on ___ Day of _____ 20__ ; I have taken over the full and final possession and keys of my House ____, Block _____, of RS Residency Residences and shall abide by the rules and regulations of the Premises RS Residency.

Thanking you

Yours faithfully

(_____)

Received

Main Door Keys _____ Sets.

Inside Door Keys _____ Sets.

Place: Jhansi

Date: _____