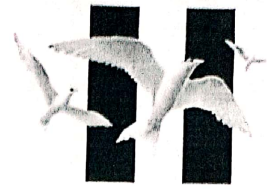


Tie Up Expired

HGP Community Private Limited

CIN: U45201MH2016PTC274222



Hiranandani

03<sup>rd</sup> August 2023

Full Search

To,  
Liza Dutt  
Bhaskar Ranjan Dutt  
Arkopal Dutt  
1704, Arum Nahar Amrit Shakti,  
Chandivali Andheri (E) Mumbai – 400072.

Sharmila  
Chhatkopal

Dear Sir/Madam,

1. We are pleased to allot you **Apartment No. 907** on the **9<sup>th</sup> floor** of the Building known as 'REGENT HILL, 'A' Wing in Sector XI – A at Hiranandani Gardens, Powai, Mumbai–400076, having Carpet Area 35.25 sq.mtrs, equivalent to 379 sq.ft., for total consideration of **Rs.1,51,10,000/-** (Rupees One Crore Fifty One Lakhs Ten Thousand Only), including proportionate common areas and facilities appurtenant to the Apartment, hereinafter referred to as the Said Apartment, which shall be paid by you to us as follows:-

SR.NO.	DETAILS	AMOUNT ( RS.)
a)	Advance payment or Application fee	15,41,800/-
b)	On or before 07 <sup>th</sup> September 2023	1,35,68,200/-
	<b>TOTAL</b>	<b>1,51,10,000/-</b>

You shall on or before 07<sup>th</sup> September 2023 pay to us/Promoter, the following amounts:-

- (i) Rs. 500/- (for Individual), Rs. 1000/- (for non - individual) towards share money, Rs. 100/- application entrance fee of the Society.
- (ii) Rs.9,400/- towards expenses for formation and registration of the Society and incidental charges.
- (iii) Rs. \_\_\_ - \_\_\_/- for proportionate share of taxes and other charges / levies in respect of the Federation / Apex body.
- (iv) Rs.2,00,000/- towards adhoc/provisional contribution towards outgoings of Society for twenty four months and property taxes as per actuals applicable from the date of this allotment letter.
- (v) Rs. \_\_\_ - \_\_\_/- for deposit and charges towards Water, Electric, drainage, sewerage connection and other utility and services connection charges.
- (vi) Rs. \_\_\_ - \_\_\_/- towards deposit and charges for electrical receiving and Sub Station provided in the Layout Plot.
- (vii) Rs. \_\_\_ - \_\_\_/- towards Legal & Documentation charges.
- (viii) Rs.10,000/- towards Mahanagar Gas Connection charges.
- (ix) Rs.1,00,000/- to meet the future maintenance of Internal Layout Roads, Recreation Areas, Street Lighting etc. and for the purpose of maintenance and upkeep of recreation areas and other facilities which are in Hiranandani Gardens Complex (PADS).
- (x) Rs. \_\_\_ - \_\_\_/- for meeting all legal costs, charges and expenses, including professional costs of the Attorney-at-Law/Advocates of the Promoter in connection with Apex Body or Federation and for preparing its rules, regulations and bye-laws and the cost of preparing and engrossing the conveyance or assignment of lease

KAMAL  
NIRANJAN  
HIRANANDANI

Digitally signed by  
KAMAL NIRANJAN  
HIRANANDANI  
Date: 2023.08.03  
12:48:50 +05'30'

Corporate Office: Olympia, Central Avenue, Hiranandani Business Park, Powai, Mumbai 400 076. India  
E-Mail : [info@hiranandani.net](mailto:info@hiranandani.net) website : [www.hiranandani.com](http://www.hiranandani.com) Tel: (91-22) 2576 3600 / 3800 Fax: (91-22) 2570 6444  
Registered Address: 514, Dalamal Towers, Nariman Point, Mumbai – 400021. Tel.:22876060/ 22876061 \* Fax: 22832010



2. We have informed you and you are aware that –

- (i) We have constructed the Building, **REGENT HILL**, having 5 wings i.e. Wings A, B, C, D & E. Wing "A" of the said Building **REGENT HILL** is of a 3 basements + stilt+ 1st to 23rd upper floors, being constructed on a portion of the said Sector XI - A as a part of phase-wise development of larger lands forming part of Powai Area Development Scheme (PADS), which is being developed on layout development basis in phase-wise manner for last several years.
- The said 5 Wings of the Building Regent Hill i.e. Wings A, B, C, D & E shall form part of one phase/one project and the amenities (except car parkings) shall be enjoyed in common by all the Societies with access to all the common areas and amenities and that, there will be common entry and exit from the main entrance for all the Allottees / Members of the proposed Societies. However, for each Wing, separate society of the Apartment Allottees will be formed.
- (ii) The Said Apartment has been constructed as per the Judgment / Orders passed by the Bombay High Court in PILs, being PIL Nos. 131 of 2008, 91 of 2008 and 21 of 2010 ("three PILs"). As per the Judgment dated 22nd February, 2012, passed in the above PILs, no two flats can be sold to the same person or any member of her/his family, being her/his spouse and children. Vide Judgment dated 11th January, 2023, the Hon'ble Bombay High Court has disposed of the said three PILs. However, the above condition, i.e. "no two flats can be sold to the same person or any member of her/his family, being her/his spouse and children", continue to apply.
- (iii) This Project i.e the said Building Regent Hill having 5 Wings, has been registered under the provisions of the Real Estate (Regulation and Development) Act, 2016 and the Rules framed thereunder with the Real Estate Regulatory Authority at Mumbai no.**P51800018620**.
- (iv) We have proposed to submit plans to MCGM for construction of a Club House, which will be common for all the Wings of the REGENT HILL Building i.e. Wings A, B, C, D & E and the proposed buildings, including Highland and Empress Hill buildings and other buildings in the said Sector. After obtaining the necessary approvals from the respective competent authorities, we will start the work of the Sector specific proposed Club House and landscape amenities to be provided in the Sector in phase wise manner. You confirm that you are aware that at the time of possession of the said Apartment, the construction work of the proposed Club House and the landscape amenities will be ongoing as per the phases and stages of construction of the other building in the said Sector and will be ready after completion of the last building / last phase of the said Sector. All the allottees of the aforesaid buildings/ their societies shall be liable to pay on monthly basis Club House usage, maintenance and operation charges regularly to us till federation of the societies of the allottees of the aforesaid buildings are formed and thereafter to such federation.
- (v) There is Puzzle Parking with pit (mechanized) available in the said project, each wing of the Said Building will have separate car parks, which will be allotted by the Promoter to the Allottees free of cost.. After the allotment of parking, the Allottees and/or the Society of all the Allottees shall not be entitled to raise any objection or make grievance in respect thereof in any manner. The Allottees / Society shall contribute / pay proportionately to the Promoter, all the charges / cost related / incidental to the operation, maintenance and repairs of the carparking systems, which shall be in addition to the maintenance cost of the apartments/building. You, as proposed allottees, hereby confirm/s having consented to the same and undertaken not to raise any dispute/grievance in future in respect of the same.

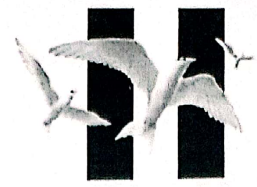
KAMAL  
NIRANJAN  
HIRANANDANI  
Digitally signed by  
KAMAL NIRANJAN  
HIRANANDANI  
Date: 2023.08.03  
12:49:11 +05'30'

Corporate Office: Olympia, Central Avenue, Hiranandani Business Park, Powai, Mumbai -400 076, India  
E-Mail : [info@hiranandani.net](mailto:info@hiranandani.net) website : [www.hiranandani.com](http://www.hiranandani.com) Tel. (91-22) 2576 3600 / 3800 Fax: (91-22) 2570 6444  
Registered Address: 514, Dalamal Towers, Nariman Point, Mumbai – 400021. Tel.:22876060/ 22876061 \* Fax: 22832010



# HGP Community Private Limited

CIN: U45201MH2016PTC274222



**Hiranandani**

- (vi) You, as proposed allottee/s, confirm/s that you have also been informed that you shall use the parking space to park vehicles of standard/permitted size, and that some large vehicles like S.U.V./M.U.V. etc. may not fit into the parking space. You confirm the same and undertake not to raise any dispute and/or claim in future in respect of the same in any manner.
- (vii) The Said Apartment is given on Leave & License to **Birla Institute Of Technology & Science** vide Leave and License Agreement dated **01<sup>st</sup> June 2022** duly registered with the Sub – Registrar of Assurances at Kurla bearing registration no.**KRL3-9832-2022** dated **01<sup>st</sup> June 2022**. The said license is for the period of **60** months commencing from **01-06-2022** to **31-05-2027** and on the terms and conditions more particularly mentioned therein. You hereby confirm the terms & conditions of the Leave & License agreement dated **01<sup>st</sup> June 2022**. Further, on payment of entire consideration and other charges towards the said Apartment, you agree to execute a new fresh Leave and License agreement for the remaining License Period/tenure with the Licensee on the same terms and conditions,
3. The Agreement for Sale of the Said Apartment, containing the detailed terms and conditions for the sale of the Said Apartment has shown to you and has been approved by you and agreed upon between us, which will be executed immediately by you on payment of ten per cent of the total consideration of the said Apartment. In the event of your not coming forward to execute and register Agreement within a stipulated period of 30 days, then we are entitled to sell / allot the said Apartment to any third person without taking any prior consent from you. In such event, we will be entitled to deduct there from 10% of the total Consideration. In such event, you will not be entitled to make any claim of whatsoever nature to the said Apartment.
4. Stamp duty charges on Agreement for Sale of the Said Apartment shall be borne by HGP Community Pvt Ltd. & registration charges to be borne by you alone.
5. You have confirmed that this Letter of Allotment supersedes previous writing/s and document/s, if any, exchanged / executed between us in respect of this Transaction and that only this Letter of Allotment constitutes the entire understanding / agreement arrived at between the parties hereto for sale of the Said Apartment.
6. Please note that each of the aforesaid instalments are to be paid by you within the time period of 15 days as stipulated in demand notice/s which shall be sent to you, by email and at your above mentioned address. The notice issued to you as aforesaid, shall be deemed to be a good service upon you. The time stipulated in the demand notice/s shall be the essence of the Contract in this behalf. In the event of non-payment of any of the instalments as per the demand notice/s, inspite of 15 days' notice to you in that behalf, we, at our option and discretion shall have right to terminate the letter of Allotment and thereafter we shall be at liberty to allot/sell the said Apartment to any other person/s without any recourse to you.
7. Any communication including notices for intimation for completion of work, demand notices and any other communication pertaining to the Said Apartment will be forwarded to your E-mail ID as given by you. i.e **bhaskar\_r\_dutt@yahoo.com** , **liza.dutt@gmail.com** and your above mentioned address. You undertake to intimate us immediately in the event of any change in your E-mail ID and/or address.
8. Without prejudice to our right of termination, as aforesaid, you shall be liable to pay monthly compoundable 12% interest from the date the amount become due till payment to us on all such delayed payments.
9. The amount/s paid by you to us shall be appropriated firstly towards taxes payable by you, then towards interest payable for all outstanding instalments towards consideration in respect of the Said Apartment, cheque bounce charges, if any, then any administrative expenses and lastly towards consideration/outstanding dues in respect of the Said Apartment.

KAMAL  
NIRANJAN  
HIRANANDANI

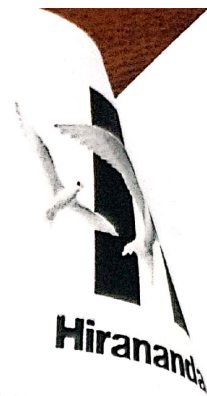
Digitally signed by  
KAMAL NIRANJAN  
HIRANANDANI  
Date: 2023.08.03  
12:49:21 +05'30'

Corporate Office: Olympia, Central Avenue, Hiranandani Business Park, Powai, Mumbai 400 076. India  
E-Mail : [info@hiranandani.net](mailto:info@hiranandani.net) website : [www.hiranandani.com](http://www.hiranandani.com) Tel: (91-22) 2576 3600 / 3800 Fax: (91-22) 2570 6444  
Registered Address: 514, Dalamal Towers, Nariman Point, Mumbai – 400021. Tel.:22876060/ 22876061 \* Fax: 22832010



# HGP Community Private Limited

CIN: U45201MH2016PTC274222



10. Please note that any liability arising out of GST, including all increase and/or addition/s thereon or any other taxes as may be applicable from time to time in respect of this Allotment / transaction mentioned herein, shall be borne and paid by you alone.
11. We have informed you and you are aware that as per the Finance Act of 2013, TDS is applicable on transfer of immovable property, wherein the consideration of the property exceeds or is equal to Rs. 50 Lakhs. Under the amended provisions of Section 194 IA of the Income Tax Act, 1961, w.e.f., 1st September 2019, **Tax Deduction at Source (TDS) @1%** is required to be deducted by the purchaser of the property at the time of making payment of sale consideration, which is inclusive of Agreement Value and all Other Charges. You shall submit a copy of the TDS challan/s along with Form 16B to us immediately after making payment.
12. TDS certificate in Form 16B is required to be issued by you as a final confirmation of credit to – M/s. HGP Community Private Limited, in respect of the taxes deducted and deposited into the Government Account.

M/s. HGP Community Private Limited - PAN No.: AADCH8389P

Yours faithfully,  
For HGP Community Private Limited

KAMAL                      Digitally signed by  
NIRANJAN                KAMAL NIRANJAN  
HIRANANDANI            HIRANANDANI  
                                    Date: 2023.08.03  
                                    12:49:32 +05'30'

DIRECTOR

KJ:pp

I/We Confirm,

\_\_\_\_\_  
Liza Dutt

\_\_\_\_\_  
Bhaskar Ranjan Dutt

\_\_\_\_\_  
Arkopal Dutt





# HGP Community Private Limited

CIN: U45201MH2016PTC274222



03<sup>rd</sup> July, 2023

## RECEIPT

Received with thanks from Liza Dutt, Bhaskar Ranjan Dutt & Arkopal Dutt the sum of Rs. 15,41,800/- (Rupees Fifteen Lakh Forty One Thousand Eight Hundred Only ) towards EARNEST as per below payment details against Flat No.907, in the building "Regent Hill A Wing" situated at Hiranandani Gardens, Powai, Mumbai 400 076 :-

Cheque no.	Bank Name	Ref.	Dated	Amount (Rs.)
359923	Citi Bank	Earnest	23-07-2023	1,00,000/-
359924	Citi Bank	Earnest	31-07-2023	14,41,800/-
<b>TOTAL</b>				<b>15,41,800/-</b>

For HGP COMMUNITY PVT.LTD.

KAMAL  
NIRANJAN  
HIRANANDANI

Digitally signed by  
KAMAL NIRANJAN  
HIRANANDANI  
Date: 2023.08.03  
12:49:45 +05'30'

DIRECTOR

SC:pp

All Payment(s) by cheque are acknowledged with subject to realization



## Flat no 907 Regent Hill A wing Intimation of Allotment Letter

To: Kinjal Desai (desai.kinjal@hiranandani.net)  
 bhaskar\_r\_dutt@yahoo.com; liza.dutt@gmail.com  
 CC: chauhan.savitri@hiranandani.net; bhosale.prakash@hiranandani.net  
 Date: Monday, 7 August, 2023 at 04:55 pm IST

Dear Sir/Madam,

Greetings from Hiranandani

We are pleased to inform you that your Digitally signed Allotment letter and Receipts for the aforementioned flat is ready. Please find attached the scanned copy of Allotment letter and Receipts for your ready reference, please take the print, sign the same and scan us the signed copy.

Please find below the details of payment due on or before 07-09-2023:

Particulars	Amount (₹.)	SGST (₹.)	CGST (₹.)	GROSS (₹.)	TDS (₹.)	NET (₹.)
Agreement Value	1,51,10,000.00			1,51,10,000.00	1,51,100.00	1,49,58,900.00
Loss Received	15,41,800.00			15,41,800.00		15,41,800.00
Agreement Value on or before 07-09-2023	1,35,68,200.00			1,35,68,200.00	1,51,100.00	1,34,17,100.00
Other Charges payable on or before 07-09-2023						
Adhoc Maintenance charges						
Society charges	2,00,000.00	18,000.00	18,000.00	2,36,000.00	2,000.00	2,34,000.00
Infrastructure Deposit	9,400.00	846.00	846.00	11,092.00	94.00	10,998.00
Pipe Gas Charge	1,00,000.00	9,000.00	9,000.00	1,18,000.00		1,18,000.00
Share Money/Entrance fees	10,000.00	900.00	900.00	11,800.00	100.00	11,700.00
	600.00			600.00		594.00
Total Other charges (B)	3,20,000.00	28,746.00	28,746.00	3,77,492.00	2,200.00	3,75,292.00
TOTAL (A) + (B)	1,38,88,200.00	28,746.00	28,746.00	1,39,45,692.00	1,53,300.00	1,37,92,392.00

Please find below the breakup of above payment:

Choque Favouing	Towards	Bank Name	Amount (₹.)
HGP Community Pvt Ltd	Instalment	ICICI Bank A/c no- 777705909912	1,36,74,392.00
Hiranandani Gardens Infrastructure Association	Infrastructure	Punjab National Bank A/c no. 06325011001247	1,18,000.00
TDS - HGP Community Pvt Ltd	TDS	Online payment - Pan no AADCH8389P	1,53,300.00
		TOTAL	1,39,45,692.00

"Kindly note that, if the payments as herein mentioned remain unpaid till the due date, you are liable to pay Interest @ 12% p.a compounded monthly for the period the said payment is delayed. GST @ 18% is payable on interest payments.

"We have informed you and you are aware that as per the Finance Act of 2013, TDS is applicable on transfer of immovable property, wherein the consideration of the property exceeds or is equal to Rs. 50 Lakhs. Under the amended provisions of Section 194 IA of the Income Tax Act, 1961, w.e.f., 1st September 2019, Tax Deduction at Source (TDS) @1% is required to be deducted by the purchaser of the property at the time of making payment of sale consideration, which is inclusive of Agreement Value and all Other Charges. You shall submit a copy of the TDS challan/s along with Form 16B to us immediately after making payment. TDS certificate in Form 16B is required to be issued by you as a final confirmation of credit to - M/s. HGP Community Private Limited, in respect of the taxes deducted and deposited into the Government Account."

As per RERA Act 2016, you are requested to do the Registration immediately, details are provided below:-

**REGISTRATION:**

REGISTRATION AMOUNT	₹.30,000/-
TOTAL	₹.30,000/-

**Mode of Payment for Stamp Duty:**

Note: NEFT/RTGS Details of Punjab National Bank for Stamp Duty & Registration payment:

- Bank Name : Punjab National Bank
- Branch : POWAI (870900)
- A/c No. : 870900MG00000011
- A/c. Name : MAHA GOVT STATUTORY EPAYMENT
- IFSC Code : PUNB0870900

KINDLY PROVIDE US THE UTR NO. BANK NAME AND BRANCH ONCE RTGS IS DONE.

On the day of Registration, you have to carry the following

about:blank



- Cash Rs. 10000/-.
- PAN Card copy and Aadhar Card of all the owners.
- 2 photograph each of all the owners.
- One witness with 2 photographs with a photo identity.

**Address of Registrar at Vikhroli:**

Vikhroli Tagore Nagar,  
MTNL building, 2nd Floor,  
Vikhroli (East). Mumbai.

**Contact Person:** Vijay Humane – 9920968227

\*Please note that the statutory charges and taxes are decided by the Government Authorities and are subject to revision from time to time without prior notice.

For any further clarifications, kindly get in touch with the undersigned.

**Thanks & Regards,**


**Mr.Kinjal Desai**


**Manager** - Hiranandani Constructions Pvt. Ltd. |


"Olympia Building" | 1st Floor | Central Avenue | Hiranandani Business Park | Powai | Mumbai - 400 076 | India |


Phone No.: +91 22 2576 2489 | Fax: +91 22 25706444 | M:9820394289

Email: [desai.kinjal@hiranandani.net](mailto:desai.kinjal@hiranandani.net)

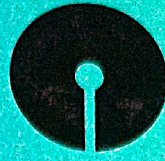
 RTGS details of HGIA.doc  
52.51kB

 RTGS details for REGENT HILL, ATLANTIS, CASTLE ROCK\_ICICI.docx  
14.5kB

 tds-HGP COMMUNITY P LTD.doc  
32kB

 LOA & Receipts\_Regent Hill A\_907\_Liza Dutt signed.pdf  
869.4kB





**STATE BANK OF INDIA**  
**PBB, HIRANANDANI (04234)**

LOS No.: YLAPHL20238003470220

Applicant Name: BHASKAR RANJAN DUTT

Co-Applicant Name:

CIF No.: 1) 2)

Contact Number (R) 8454846990 (O)

Loan Amount 1.10 Cr

Tenure: 156 Months  
*New*

Interest Rate: 8.40%

EMI:

Loan Type: TL

SBI LIFE: YES / NO

RMPB's :

Name of RMPB's :

AMT		
PROCESSING OFFICER		
RESI/OFF		
TIR	VS legal.	
VALUATION	DG Shah	Vastukala
SITE		
LOAN A/C		
T.D.		
D.F.		





PERSONAL DETAILS

Customer:  Yes  No

CIF No/ Account No. **P0802543737**

APPLICANT  CO-APPLICANT  GUARANTOR

First Name

**LIZA BUTT**

Middle Name

**22121968**

PAN: **ANAPD2175L**

Last Name

of Spouse: **SHASHEE KANJAN BUTT**  
of Father: **SUBIMAL GHOSAL**

Status:  Male  Female  Third Gender

Single  Married  Divorced  Widowed

of KYC (Minimum one to be filled)

Ahaar / UID No.

pan ID No.

Passport No.:

Driving License No.

SNREGA Job card No.

Issued by National Population Register Containing Name and Address:

Residential Status:  Resident Indian (RI)  Non-Resident Indian (NRI)  
 Person Of Indian Origin (PIO)  Foreign Citizen

FOR DEFENCE PERSONNEL:

Indian Army  Indian Navy  Indian Air force

IS YOUR SERVICE UNDER:

Defined Benefit Pension  New Pension Scheme

Residential Address:

Permanent Address:

Address 1: **ARUN 1304 NAKHAR AMRITI CHAKRTI CHANDIVALI**  
Address 2: **FARM ROAD CHANDIVALI ANDHERI EAST**  
Address 3:  
Age: **40** City: **MUMBAI**  
District: State: **MAHARASHTRA**  
Country: **INDIA** Pin Code: **400072**  
Permanent address same as the permanent address:  Yes  No

Current Address:

Address 1:  
Address 2:  
Address 3:  
Village: City:  
District: State:  
Country: Pin Code:

Address type for communication:

Residential type

Permanent  Current   
Rented  Company lease  Owned

