



Date :28th August, 2023

To

MR. KUNAL ANKUSH SALVI
5B-501, EVERGREEN MAHAGANPATI CHS SOCIETY
NEAR GCC CLUB, HATKESH
MIRA ROAD (EAST), THANE 401107.
Mobile No.9821672387.

Sub: Payment for Premise No. - **1009** on **10th floor**, in the building called "**ACE ENCLAVE**", situated at S. NO.53/6 (P) and 70/6, Vadavali, Off G. B. Road, Thane (W) - 400615.

Dear Sir / Madam,

With reference to above, I take this opportunity to inform you that construction of your Building in "**ACE ENCLAVE**" is in full swing. This letter is issued towards the demand for **On Completion of casting of 5th slab**. Accordingly the installment due **(51) %** and respective GST. Mentioned below is the status of your account:

| Particulars | Amount |
|--|--------------------|
| Total Premises Cost | 39,68,000/- |
| (A) Due (51)% as on date | 20,23,680/- |
| (B)CGST (0.5)% on flat amount due | 10,118/- |
| (C) SGST (0.5)% on flat amount due | 10,118/- |
| (D) Total Amount Received | 1,92,200/- |
| Balance Amount Payable(A+B+C-D) | 18,51,716/- |

Kindly take note that payments should be made within one week, otherwise interest will be charged on outstanding amount. Kindly prepare cheques separately for outstanding amount and Taxes due respectively.

May I once again solicit your co-operation by asking for making immediate payment of above amount, in any case within SEVEN days from the receipt of this letter.

Thanking you,
Yours faithfully,

For M/S Ace Signature Homes LLP



Authorized Signatory

Bank details :

A/C NAME- ACE ENCLAVE MCA, IDBI BANK, A/c. No. 0117102000033178, NEFT/RTGS code: **IBKL0000117, Br. Ghantali-Thane.**

Please give intimation by mail (ace.mpatel@gmail.com) for RTGS/NEFT made to the above mentioned account. On receipt of such intimation only the RECEIPT will be generated.



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| | |
|-------------------|--------------|
| FLAT NO | 1009 |
| TYPE | 1 BHK |
| RERA CARPET AREA+ | 32.22Sq. |
| Balcony AREA | Mtrs. |

| | |
|-------------------------|------------------|
| COST | 39,68,000 |
| Stamp Duty | 2,77,800 |
| REGISTRATION | 40,000 |
| GST @ 1% | 39,680 |
| ADVANCE MAINTAINANCE | 21,000 |
| SOCIETY CHARGES | 7,600 |
| Shuttle Bus | 20,000 |
| TOTAL COST | 43,74,080 |

Thanking you,
Yours faithfully,

For Ace Signature Homes LLP

Authorised Signatory





To:
The Assistant General Manager
State Bank of India
RACPC, Mumbai

Dear Sir,

I/We, "Ace Signature Homes LLP" and here by certify that:

1. I/We have transferable rights to the property described below, which has been allotted by me/us to **MR. KUNAL ANKUSH SALVI and MRS. TEJASWI KUNAL SALVI** (name of the borrowers) herein after referred to as "the purchasers", subject to the due and proper performance and compliances of all the terms and conditions of the Allotment Letter/Sale Agreement dated **25/08/23** (herein after referred to as the "Sale document")

| | |
|-----------------------------|-------------------------------|
| Description of the property | |
| Flat No./ House No. | 1009 |
| Building No./Name | ACE ENCLAVE |
| Plot No | S.NO.53/6 (P) and 70/6 |
| Street No./Name | Ghodbunder road |
| Locality Name | Heart lake |
| Area Name | Kasarvadavali |
| City Name | Thane |
| Pin Code | 400615 |

2. That the total consideration for this transaction is **Rs.39,68,000/- (Rupees Thirty Nine Lakh Sixty Eight Thousand Only)**.

3. The title of the property described above is clear, marketable and free from all encumbrances and doubts.

4. I/We confirm that I/we have no objection whatsoever to the said purchasers, at their own costs, charges, risks and consequences mortgaging the said property to STATE BANK OF INDIA (herein after referred to as "the Bank") as security for the amount advanced by the Bank to them subject to the due and proper performance and compliances of all the terms and conditions of the sale document by the said purchasers.



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5. We have not borrowed from any financial institution for the purchase /development of the property and have not created and will not create any encumbrances on the property allotted to the said purchasers during the currency of the loan sanctioned/to be sanctioned by the Bank to them subject to the due and proper performance and compliances of all the terms and conditions of the sale document by the said purchasers.

6. After creation of proper charge/mortgage and after receipt of the copies there of and after receipt of proper nomination in favour of the Bank, from the said purchasers, we are Agreeable to accept State Bank of India as a nominee of the above named purchaser for the property described above and once the nomination favouring the Bank has been registered and advice sent to the Bank of having done so, I/We note not to change the same without the written NOC of the Bank.

7. After creation of charge/mortgage and after receipt of the copies thereof and after receipt of the proper nomination in favour of the Bank, from the above named purchaser, I/We undertake to inform the society about the Bank's charge on the said flat as and when the society is formed.

8. Please note that the payment for this transaction should be made by crossed cheque/Transfer of funds favouring "ACE ENCLAVE MCA, IDBI BANK, Ghantali Branch, Thane Branch, Account No.0117102000033178".

9. In case of cancellation of the sale-agreement for any reason, I/We shall refund the amount by crossed cheque favouring the Bank A/C "MR. KUNAL ANKUSH SALVI and MRS. TEJASWI KUNAL SALVI (name of the purchaser)", and forward the same to you directly.

Yours faithfully,

For Ace Signature Homes LLP


Partner

Name -Mr. Manish D. Dedhia
Designation - Partner
Place -Thane
Date - 28th August, 2023



Date:- 14/08/2023

TO WHOMSOEVER IT MAY CONCERN

This is to certify that the project known as “Ace Enclave” is under construction on plot bearing S.No.70/6 at village Vadavali & S.No.53/6(pt.) at Village Mogharpada, Tal. & Dist. Thane for M/s. Ace Signature Homes LLP.

Plans on the above referred property have been approved by Thane Municipal Corporation under V. P. No. S06/0320/19 vide Permission /C. C. No. TMC/TDD/4011/22 dated 30/03/2022.

This is to further certify that, the construction work up to 5th Slab has been completed on site.

Yours faithfully,
for, **10 FOLDS**
Architects & Consultants.



Ar. Anil H. Jagwani.
Reg. No. CA/2001/27699.