

607/7325

Thursday, June 22, 2017

3:50 PM

पायती

Original/Duplicate

नोंदणी क्र : 39म

Regn: 39M

गायाचे नाव: खोणी

पायती क्र.: 7761

दिनांक: 22/06/2017

दस्तावेजाचा अनुक्रमांक: कल्याण5-7325-2017

दस्तावेजाचा प्रकार : करारनामा

मादर करणाऱ्याचे नाव: तयसुम इमिग्राज शेख - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2880.00

पृष्ठांची संख्या: 144

एकूण:

रु. 32880.00

आपणास मूळ दस्त ,थंबनेस प्रिंट,सूची-२ अंदाजे  
4:08 PM ह्या वेळेस मिळेल.

Joint Sub Registrar Kalyan 5

सह. दुय्यम निबंधक वर्ग-२  
कल्याण क्र.५

वाजार मूल्य: रु. 1592500 /-

मोबदला रु. 3757500/-

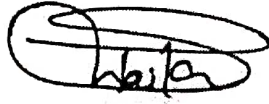
भरलेले मुद्रांक शुल्क : रु. 113000/-

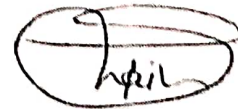
1) देयकाचा प्रकार: eSBTR/SimpleReceipt रकम: रु. 30000/-

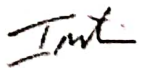
टीडी/धनादेश/पि ऑर्डर क्रमांक: MH002342483201718R दिनांक: 14/06/2017

बँकेचे नाव व पत्ता: IDBI

2) देयकाचा प्रकार: By Cash रकम: रु. 2880/-









Hot Payment Successful. Your Payment Confirmation Number is 127203348

CHALLAN			
MTR Form Number - 6			
GRN NUMBER	MH002606907201718R		BARCODE
Department	IGR		Payee Details
Receipt Type	RE		Dept. ID (If Any)
Office Name	IGR542-KLN5_KALYAN 5 JOINT SUB REGISTRAR	Location	PAN-AABCL1117D
Year	Period: From : 21/06/2017 To : 31/03/2099		Full Name Palava Dwellers Pvt Ltd
Object	Amount in Rs.	Flat/Block No, Premises/ Bldg	D wing Flat no 301
0030046401-75	19000.00	Road/Street, Area /Locality	Casa Urbano Palava 2
0030063301-70	0.00	Town/ City/ District	Khoni village Kalyan The Maharashtra
	0.00	PIN	4 2 1 3 0 1
	0.00	Remarks (If Any) :	
	0.00		
	0.00		
	0.00		
	0.00		
	0.00		
	0.00		
	0.00		
Total	19000.00	Amount in words	Rupees Nineteen Thousand Only
Payment Details:IDBI NetBanking Payment ID : 127203348		FOR USE IN RECEIVING BANK	
Cheque- DD Details:		Bank CIN No : 69103332017062151742	
Cheque- DD No.		Date	21-06-2017
Name of Bank	IDBI BANK	Bank-Branch	
Name of Branch		Scroll No.	

क. ल. नं. ७  
Date: 21-06-2017  
दस्तावेज (७३२७) २०१७  
३ २०६

*[Handwritten Signature]*

*Int.*





क. त. व. - ५	
दस्तावेज क्र. १०३२७	२०१७
३	१००

AGREEMENT TO SELL

THIS AGREEMENT TO SELL is made at Kalyan this 21<sup>th</sup> day of June 2017  
BETWEEN:

PALAVA DWELLERS PRIVATE LIMITED (formerly known as LODHA DWELLERS PRIVATE LIMITED), a company incorporated and registered under the Companies Act 1956, having its registered office at 412, Floor- 4, 17G, Vardhaman Chamber, Cawasji Patel Road, Horniman Circle, Fort, Mumbai-400001, hereinafter referred to as "THE COMPANY" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors and assigns) of the One Part;

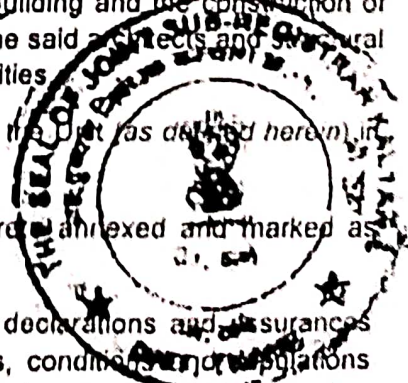
AND

Tabassum Imtlyaz Shaikh and Imtlyaz Asgar Ali Shaikh residing / having its address at Room No. 65, Ground Floor, Karuna Bldg New Dhobhi Ghat, Sakli, Madanpura Mumbai - 400008 and assessed to income tax under permanent account number (PAN) AXBPK0766B, BTHPS0806H hereinafter referred to as the "PURCHASER" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include (a) in case of an Individual, such individual's heirs, executors, administrators and assigns; (b) in case of a partnership firm, its partners for the time being, the survivors or the last survivor of them and legal heirs, executors, administrators or the permitted assigns of such last survivor of them; and (c) in case of a company or a body corporate or juristic entity, its successors and permitted assigns) of the Other Part.

The Company and the Purchaser are hereinafter individually referred to as the "Party" and collectively referred to as the "Parties".

**WHEREAS:**

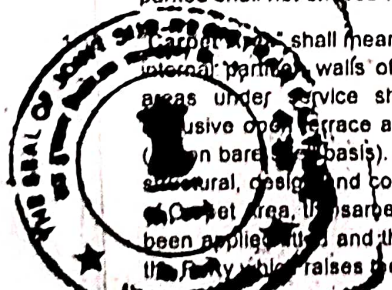
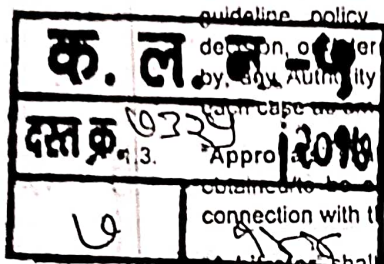
- A. The Company is/shall be constructing the Building (as defined herein) as part of the Project (as defined herein) on the Larger Property (as defined herein).
- B. The chain of title of the Company to the Larger Property is at Annexure 2 (Chain of Title)
- C. A copy of the Report on Title in respect of the Larger Property is at Annexure 3 (Report on Title).
- D. The Company has applied for and obtained various Approvals for the development of the Building(s). The key Approvals obtained are set out at Annexure 4 (Key Approvals). Applications for further Approvals may be under consideration of the relevant authorities and, or, the Company may obtain further approvals as may be permitted by applicable regulations.
- E. The Company has engaged the services of architects and structural engineers for the preparation of the design and drawings in respect of the Building and the construction of the Building shall be under the professional supervision of the said architects and structural engineers as required under the bye-laws of the local authorities.
- F. The Purchaser has applied to the Company for allotment of the Unit (as defined herein) in the Building.
- G. A copy of the floor plan in respect to the said Unit is hereto annexed and marked as Annexure 5 (Floor Plan).
- H. Relying upon the said application and the representations, declarations and assurances made by the Purchaser to faithfully abide by all the terms, conditions and obligations contained in this Agreement, the Company has agreed to sell to the Purchaser and the Purchaser has agreed to purchase from the Company the Unit at the consideration and on the terms and conditions hereinafter appearing.



NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. DEFINITIONS

- 1.1. "Agreement" shall mean this Agreement together with the schedules and annexures hereto and any other deed and/or document(s) executed in pursuance thereof.
- 1.2. "Applicable Law" shall mean, in respect of any relevant jurisdiction, any statute, law, regulation, ordinance, rule, judgment, order, decree, clearance, approval, directive, guideline, policy requirement, or other governmental restriction or any similar form of decision, or termination by, or any interpretation or administration of any of the foregoing by, any Authority whether in effect as on the date of this Agreement or thereafter and in any case as amended or modified.
- 1.3. "Approvals" shall mean and include all licenses, permits, approvals, sanctions, consents obtained or to be obtained from or granted/ to be granted by the competent Authorities in connection with the Project/ Building/ Unit and/or the development thereof.
- 1.4. "Arbitrator" shall have the meaning ascribed to it in Clause 24.2 below.
- 1.5. "Authority" shall mean (i) any nation or government or any province, state or any other political subdivision thereof; (ii) any entity, authority or body exercising executive, legislative, judicial, regulatory or administrative functions of or pertaining to government, including any governmental authority, agency, department, board, commission or instrumentality; or (iii) any court, tribunal or arbitrator.
- 1.6. "BCAM Charges" shall mean the Building common area maintenance charges payable by the Purchaser inter alia for the maintenance of the Unit/ Building, but shall not include FCAM Charges.
- 1.7. "Building" shall mean the single/multi-storied building as described at Annexure 6 (Unit and Project Details) to be/ being constructed by the Company on the Larger Property.
- 1.8. "Building Conveyance" shall have the meaning ascribed to it in Clause 14.3 below.
- 1.9. "Building Protection Deposit" shall mean the amounts specified in the Annexure 6 (Unit and Project Details).
- 1.10. "CAM Charges" shall have the meaning ascribed to it in Clause 15.5.
- 1.11. "CAM Commencement Date" shall mean the day from which the Purchaser will be required to pay BCAM Charges and FCAM Charges (if applicable) and will be the first day of the month commencing after expiry of at least 15 (fifteen) days from the Date of Offer of Possession regardless of whether the Purchaser takes possession of the Unit.
- 1.12. "Car Parking Spaces" shall mean a location where a 4 wheel passenger vehicle can be parked. Car Parking Spaces includes open / stilt / covered parking spaces and maybe located in the basement, car park (including multi-level car park), podium etc.). Shortest walking distance between the Building entrance lobby and entry to location where car is parked shall not exceed 750 meters.
- 1.13. "Carpet Area" shall mean the net usable area of the Unit including the area covered by the internal partition walls of the Unit but shall exclude the area covered by external walls, areas under service shafts, exclusive balcony/ verandah/open terrace area or any inclusive open terrace area. Carpet area is calculated prior to application of any finishes (on bare slab basis). Carpet area is subject to tolerance of +/- 3 per cent on account of structural, design and construction variances. In case of any dispute on the measurement of Carpet Area, the same shall be physically measured after removing all finishes that have been applied and the cost of removal and refitting of such finishes shall be borne by the Party who raises the dispute in relation to the measurement of Carpet Area.
- 1.14. "Cheque Bouncing Charges" shall mean the charges payable by either Party to this Agreement on account of a cheque issued pursuant to this Agreement is not honoured for

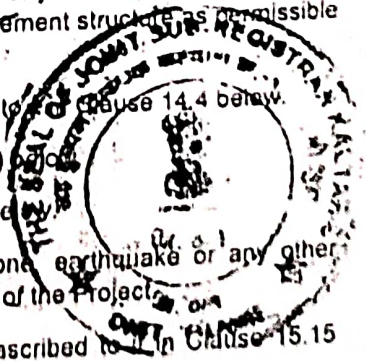




any reason whatsoever including 'insufficient funds', 'stop payment' or 'account closed' and shall mean an amount equivalent to of 2.5 (two point five) per cent of the value of the cheque in question. If the amount of the said cheque and the cheque bouncing charges thereto are not paid within a period of 30 days from the date the cheque is not cleared in the first instance, the Cheque Bouncing Charges shall increase to 5 (five) per cent of the value of the cheque issued.

Handwritten notes and stamps: "Cheque Bouncing Charges: -9", "421 10324 12096", and a signature.

- 1.15. "Club" shall mean any recreation facility constructed for the use of the purchasers of units in the Project or the Larger Property.
- 1.16. "Common Areas and Amenities" shall mean the common areas and amenities as are available to and /or in respect of the Building/ Larger Property, as the case may be and more particularly described at Annexure 7 (Common Areas and Amenities).
- 1.17. "Company Notice of Termination" shall have the meaning ascribed to it in Clause 11.2.1.
- 1.18. "Confidential Information" shall have the meaning ascribed to it in Clause 28.1 below.
- 1.19. "Date of Offer of Possession" or "DOP" shall mean the date on which the Company, by written intimation, makes the Unit available to the Purchaser along with the OC in respect of the Unit (the OC maybe for part or whole of the Building). The estimated DOP is set out at Annexure 6 (Unit and Project Details).
- 1.20. "Direct Tax" or "Direct Taxes" shall mean income tax, corporate tax, or similar tax or levy, wherever and whenever charged, levied or imposed together with any interest and penalties in relation thereto.
- 1.21. "Exclusive Balcony/ Verandah/Open Terrace Area" or "EBVT Area" shall mean the floor area of the balcony or verandah or open terrace as the case may be, which is appurtenant to the net usable floor area of the Unit, meant for the exclusive use of the Purchaser. EBVT Area is calculated prior to application of any finishes (i.e. on bare shell basis) and is subject to tolerance of +/- 3 per cent on account of structural, design and construction variances. In case of any dispute on the measurement of EBVT Area, the same shall be physically measured after removing all finishes that have been applied/fitted and the cost of removal and refitting of such finishes shall be borne by the Party which raises the dispute in relation to the measurement of EBVT Area.
- 1.22. "Extended DOP" shall have the meaning ascribed to it in Clause 10.1 below.
- 1.23. "FCAM Charges", if applicable, shall mean the Federation common area maintenance charges payable by the Purchaser *inter alia* for the maintenance of the Larger Property (excluding the Building), but shall not include BCAM Charges. FCAM Charges shall be applicable where the Project consists of more than one Ultimate Organisation and will be as set out at Annexure 6 (Unit and Project Details).
- 1.24. "Federation" shall mean the apex body to be formed by and consisting of the ultimate organisations formed in respect of various buildings constructed/to be constructed in the Project, to maintain, administer and manage the Larger Property and the Project. This may be a company or a registered federation or any other management structure as permissible in law.
- 1.25. "Federation Conveyance" shall have the meaning ascribed to it in Clause 14.4 below.
- 1.26. "FEMA" shall have the meaning ascribed to it in Clause 21(z) below.
- 1.27. "FMC" shall have the meaning ascribed to it in Clause 15.1 below.
- 1.28. "Force Majeuro" shall mean an event of flood, fire, cyclone, earthquake or any other calamity caused by nature affecting the regular development of the Project.
- 1.29. "FSI Free Constructed Spaces" shall have the meaning ascribed to it in Clause 15.15 below.
- 1.30. "Indirect Tax" or "Indirect Taxes" means goods and services tax, service tax, value added tax, sales tax, stamp duty, customs and import duties, levy, impost, octroi, and, or, duty of



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any nature whatsoever, whenever imposed and, or, levied, by any Authority, together with any interest and penalties in relation thereto, excluding any Direct Tax.

1.31. "Interest" shall mean simple interest at State Bank of India's (SBI) highest Marginal Cost of Lending Rate (MCLR) + 2 per cent per annum. The MCLR shall be taken as applicable on 1<sup>st</sup> day of each quarter (1<sup>st</sup> January, 1<sup>st</sup> April, 1<sup>st</sup> July, 1<sup>st</sup> October) and the same shall be deemed to be the applicable MCLR for the said quarter. Provided further that if SBI MCLR is no longer in use, MCLR will be replaced by equivalent benchmark rate used by SBI.

क. ल. नं. - ५
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1.32. "Larger Property" means the land with details as described in Annexure 1 (Description of Larger Property). For clarity, there may be other building(s) and/or project(s) which will be constructed on the Larger Property.

1.33. "Liquidated Damages" shall mean an amount equivalent to 10 per cent of the Total Consideration.

1.34. "Loan" shall have the meaning ascribed to it in Clause 7.1 below.

1.35. "Maintenance Related Amounts" shall include the amounts collected by the Company to be utilized towards the management of the affairs of the Building and/or the Larger Property including but not limited to BCAM Charges, Annual Club Usage Charges, Property Tax, Sinking Fund and Building Protection Deposit. An Indicative list of Maintenance Related Amounts is at Annexure 6 (Unit and Project Details).

1.36. "Net Area" shall mean the aggregate of the Carpet Area and the EBVT Area.

1.37. "OC" shall have the meaning ascribed to it in Clause 10.3 below.

1.38. "Possession Demand Letter" shall have the meaning ascribed to it in Clause 10.2 below.

1.39. "Project" shall mean the project with RERA registration number as stated in Annexure 6 (Unit and Project Details). The Project may be part of a larger layout on the Larger Property.

1.40. "Purchaser Notice of Termination" shall have the meaning ascribed to it in Clause 11.3.1.b) below.

1.41. "Refund Amount" shall mean:

1.41.1. In case of termination pursuant to Clause 11.2.1 and Clause 11.2.2: an amount equivalent to the Total Consideration or part thereof paid by the Purchaser to the Company (excluding Interest or any other charges paid by the Purchaser on account of delayed payments) after deducting therefrom the Liquidated Damages and, if applicable, any amounts paid to 3<sup>rd</sup> parties by the Company on behalf of the Purchaser including but not limited to stamp duty, registration charges, brokerage charges.

For avoidance of doubt, it is clarified that any amount paid by the Purchaser which has been utilized towards payment of Indirect Tax to any Authority shall not be refunded unless (and till such time that) the Company receives credit for the same from the relevant Authority.



1.41.2. In case of termination pursuant to Clause 11.2.3 and 11.3.1.b) 11.3.1: an amount equivalent to the aggregate of the Total Consideration or part thereof paid by the Purchaser to the Company (excluding Interest or any other charges paid by the Purchaser on account of delayed payments) and Interest on such amounts from the date of receipt of the respective installments, after deducting therefrom any amount paid to 3<sup>rd</sup> parties by the Company on behalf of the Purchaser (if applicable) including but not limited to stamp duty, registration charges, brokerage charges till the date of payment of the Refund Amount.

For the avoidance of doubt, it is clarified that Interest will not be payable on any amounts paid by the Purchaser towards any Indirect Tax and, or, any other government levy.

1.42. "Reimbursements" shall include all expenses directly or indirectly incurred by the Company in providing or procuring services/facilities other than the Unit including but not limited to LUC, electricity deposit reimbursement, administrative expenses, utility connections, piped gas connection and related expenses, legal expenses and all applicable Taxes thereon. An Indicative list of Reimbursements is at Annexure 6 (Unit and Project Details).

1.43. "RERA" shall mean the Real Estate (Regulation and Development) Act, 2016 and the rules framed by the relevant State Government thereto and any amendments thereto to the Act or the rules.

1.44. "Service Providers" shall have the meaning ascribed to it in Clause 15 below.

1.45. "Shortfall Amount" shall have the meaning ascribed to it in Clause 16 below.

1.46. "Structural Defects" shall mean any defect related to the load bearing structure of the Building. This shall not include non-load bearing elements or water proofing.

1.47. "Transfer" shall mean the sale, transfer, assignment, directly or indirectly, to any third party of:

- a. the Unit or any part of the right, title or interest therein; and, or,
- b. the benefit of this Agreement; and, or,
- c. in case the Purchaser is a company, directly or indirectly, the change in (i) control and, or, management; and, or, (ii) shareholding constituting more than 25 per cent of the voting rights and, or, economic interest;
- d. in case the Purchaser is a partnership firm or limited liability partnership, the change in constitution thereof.

The term "Transfer" shall be construed liberally. It is however, clarified that Transfer in favour of: (i) a Relative (as defined under the Companies Act, 2013); or (ii) a holding/subsidiary company (subject to Sub-Clause (c)(ii) above) shall not constitute a Transfer of the Unit.

1.48. "Total Consideration" shall mean the amounts payable/agreed to be paid by the Purchaser for purchase of Unit and will be the aggregate of the Consideration Value set out at Annexure 6 (Unit and Project Details), Reimbursements, the Maintenance Related Amounts and all Indirect Taxes thereto, as well as any changes in Consideration Value as per the terms of Clause 4.2.

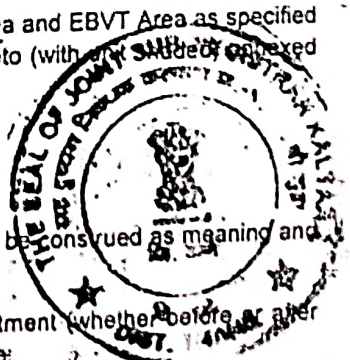
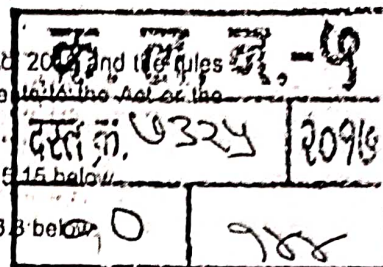
1.49. "Ultimate Organization" shall mean the company/ condominium/society/other permissible legal entity to be formed in respect of the Building as contemplated in Clause 14.

1.50. "Unit" shall mean the unit in the Building with the Carpet Area and EBVT Area as specified at Annexure 6 (Unit and Project Details) and floorplan thereto (with reference to the floor plan annexed hereto as Annexure 5 (Floor Plan)).

**RULES FOR INTERPRETATION**

2.1. All references in this Agreement to statutory provisions shall be construed as meaning and including references to:

- a. Any statutory modification, consolidation or re-enactment (whether before or after the date of this Agreement) for the time being in force;
- b. All statutory instruments or orders made pursuant to a statutory provision; and
- c. Any statutory provision of which these statutory provisions are a consolidation, re-enactment or modification.



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**LODHA**

DEVELOPERS  
Pawani Realty Pvt. Ltd. Limited  
412, Floor - 4, 17C Vardhram Chamber,  
Cowaji Pori Road, Horniman Circle,  
Fort, Mumbai - 400001.



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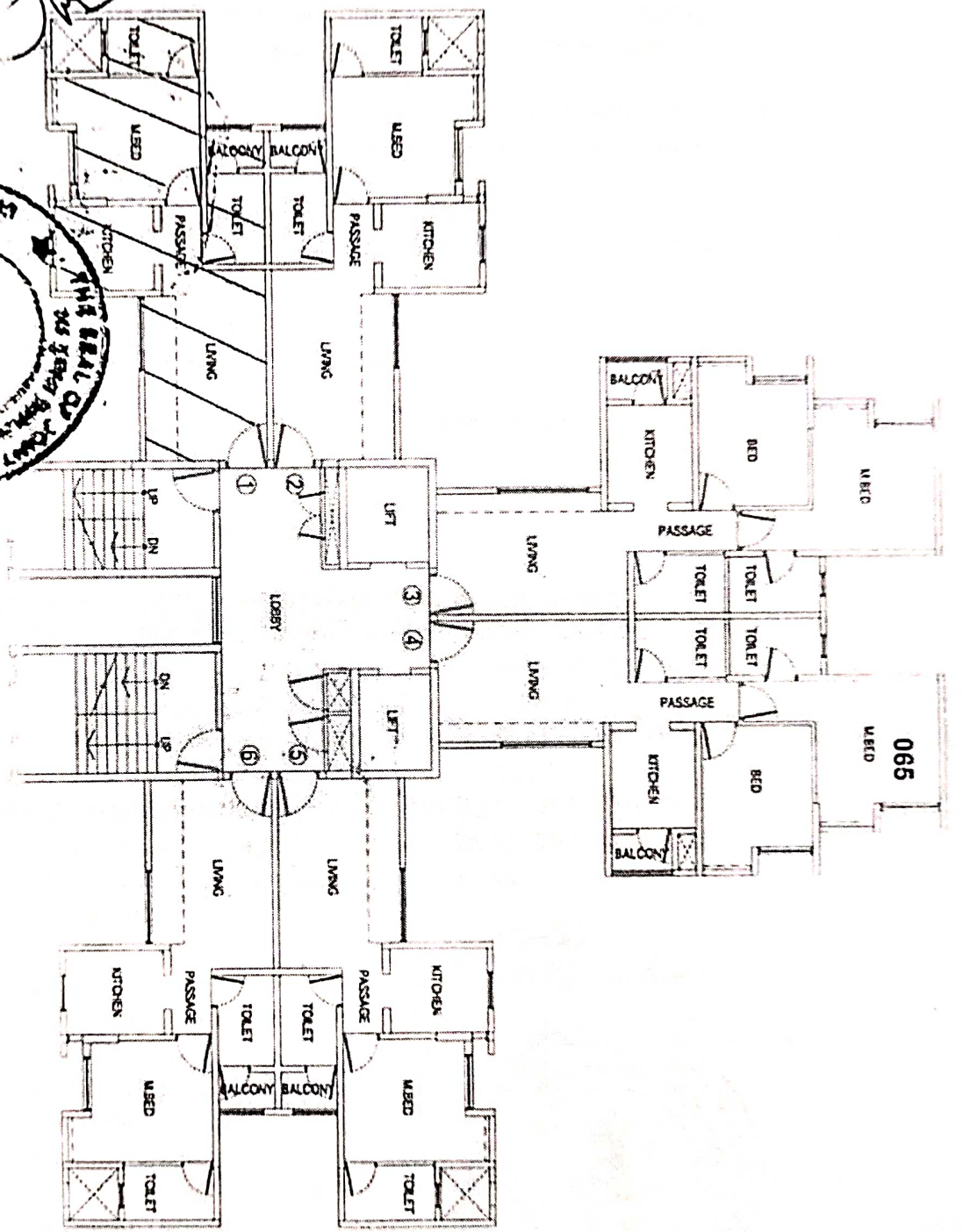
CASA URBANO WING: D

FLOOR PLAN (LEVELS 1 TO 7, 9 TO 12, 15 TO 18)

FLOOR 3<sup>rd</sup> FLAT NO. 0301



ARCHITECT  
KAPADIA ASSOCIATES PVT. LTD  
ARCHITECTURE URBAN DESIGN  
ONE, SANGHVI ROAD, NEW GATE, MUMBAI - 400002  
TEL: 022-26022222 FAX: 022-26022222  
www.kapadias.com



0301	0301	0301
0301	0301	0301
0301	0301	0301

Date:- 11.10.2019

To  
 The Assistant General Manager  
 State Bank of India  
 RACPC Department.

Dear Sir,

I/We, Palava Dwellers Pvt Ltd, here by certifies that:

1. I/We have transferable rights to the property described below, which has been allotted by me/us to Tabassum Imtiyaz Shaikh & Imtiyaz Asgar Ali Shaikh herein after referred to as "the purchasers", subject to the due and proper performance and compliances of all the terms and conditions of the Agreement to Sell dated 21.06.2017.

Description of the property	Downtown, Dombivli E
Flat No./ House No.	D-301
Building No./Name	Casa Urbano
Plot No	NA
Street No./Name	NA
Locality Name	NA
Area Name	NA
City Name	Dombivli E

2. That the total consideration for this transaction is Rs. 3757500/- (Rupees Thirty Seven Lakhs Fifty Seven Thousand Five Hundred Only) towards the unit.



Statement of Final Dues		Annexure A
A	Balance Consideration Value	Amount (₹)
a	Consideration Value	145,459.00
b	Interest on previously delayed payments (if any)	13,860.00
c	Delayed payment admin charges (if any)	0.00
d	Other dues	0.00
<b>B</b>	<b>Society &amp; Other Charges</b>	<b>131,599.00</b>
a	Share Money	291,145.00
b	Building CAM <sup>1</sup>	600.00
c	Federation CAM <sup>2</sup>	41,278.00
d	Administrative Expenses	111,132.00
e	Legal	25,294.00
f	Infrastructure	0.00
g	Club Membership (one time)	0.00
h	Utility Connection & Related Expenses	75,080.00
i	Piped Gas Connection & related infrastructure	0.00
j	Club Usage Charges	0.00
k	Provisional Property Tax	2,646.00
l	Electricity Deposit Reimbursement	4,089.00
m	Land Under Construction (LUC) Reimbursement	0.00
n	Power Infrastructure	0.00
o	Advance Electricity Deposit <sup>3</sup>	6,000.00
p	Other applicable charges (if any)	0.00
<b>C</b>	<b>Balance Taxes</b>	<b>41,402.00</b>
a	Service Tax	0.00
b	GST <sup>4</sup> on Consideration Value & Other Charges	41,402.00
c	MVAT <sup>5</sup>	0.00
<b>D</b>	<b>Less: Credits</b>	<b>0.00</b>
a	Excess & My Gain	0.00
b	GST savings	0.00
c	Other Credits	0.00
<b>Final Dues Payable (A+B+C-D)</b>		<b>478,006.00</b>

<sup>1</sup> Provisional charges @ Rs. 5.20 per sq. ft. for 18 months + Provisional charges @ Rs. 4.20 per sq. ft. for 60 months. This is towards advance electricity deposit for your unit for 4 months. In case of installation of meter prior to completion of the above 4 months, the balance deposit amount will be adjusted against BCAM

4a) Effective 1<sup>st</sup> July 2017, GST is applicable @ 18% (CGST: 9%, SGST: 9%) on Taxable Components of Consideration Value and Other Charges

4b) Effective 25<sup>th</sup> January 2018, for units having rera carpet <= 60 sm in an affordable housing project, GST is applicable @ 12% (CGST: 6%, SGST: 6%) on Taxable Components of Consideration Value

<sup>5</sup> MVAT credit in respect of MVAT paid at the time of agreement registration in excess of 1% of the payment received up to 30.6.2017 OR MVAT debit in respect MVAT payable at 1% of the payment received up to 30.6.2017, will be apportioned under Balance MVAT

**Favoring for payments:** The favouring for the above mentioned dues would be "PALAVA DWELLERS PVT LTD", payable at Mumbai

**Home Loan Assistance:** Lodha Fincorp (LFC) is our in-house loan team which coordinates with multiple banks to get you your house loan in the most convenient manner possible. You can write to [fincorp@lodhagroup.com](mailto:fincorp@lodhagroup.com) or call 8879009054 / 8879008097 to contact our LFC team.



Demand Letter

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30.06.2017

Mrs. Tabassum Imtiyaz Shaikh  
 Mr. Imtiyaz Asgar Ali Shaikh  
 Room No. 65, Ground Floor, Karuna B  
 New Dhobhi Ghat, Sakli  
 Madanpura  
 Mumbai-400008  
 Ph: +91766632120  
 email: dl.1265882@mylodha.com

Dear Mrs. Tabassum Imtiyaz Shaikh,

Greetings from the Lodha Group!

We are pleased to inform you that work on the next milestone of your Unit No. D-301, in Urbano in DOWNTOWN, has been initiated.

Correspondingly, as per the agreed payment schedule, the following payments are due on or before 15.07.2017.

Particulars	Principal Amount	Consideration Value (CV) Break Up		Service Tax Chargeable on CV		Grand Total
		Construction Service	Preferential Location	Construction Service	Preferential Location	
Plinth	379,508.00	372,243.00	7,265.00	16,750.00	1,089.00	397,347.00
<b>Total Current Dues</b>	<b>379,508.00</b>	<b>372,243.00</b>	<b>7,265.00</b>	<b>16,750.00</b>	<b>1,089.00</b>	<b>397,347.00</b>
Add Previous Dues towards Consideration Value						45,714.00
Add Previous Dues towards Service Tax						1,018,145.00
<b>Total Previous Dues</b>						<b>4,519.00</b>
Add Interest on Delayed Payments @ 18% as on 01.07.2017						63,553.00
<b>Total balance towards ST</b>						<b>1,351,939.00</b>
<b>Total balance towards Principal</b>						<b>1,420,011.00</b>
<b>Final Net Due</b>						

(In Words) Rupees Fourteen Lakhs Twenty Thousand And Eleven only

Service Tax Number : AAACL1723ESD001

We request you to kindly make the payment on or before 15.07.2017, failing which we will be constrained to charge interest on delayed payments @ 18% p.a.. This will amount to an interest charge of Rs. 700.28 per day, including your previous dues, the current amount due and the service tax therein.

For payments by Cheque/Pay Order/Demand Draft, please ensure that the same is delivered to us at least 3 working days before the due date to ensure that the same is credited to your account in time.

Please feel free to reach out to your Relationship Manager, SAVIO FERNANDES, at 022 67161111 or write to savio.fernandes@lodhagroup.com.

Thank you for your patronage.

Warm Regards,  
 LODHA ESTATE PVT LTD



B.T. 4, B5

**COST SHEET**

DOWNTOWN Urbano D-301

TABASSUM IMTIYAZ SHAIKH, IMTIYAAZ ASGAR ALI SHAIKH

## TYPES OF CHARGES

	1BHK
Typology	441
Net Area (Sq. Ft.)	3,757,500.00
<b>TOTAL CONSIDERATION VALUE</b>	<b>132,000.00</b>
Stamp Duty <sup>^</sup>	30,000.00
Registration <sup>^</sup>	600.00
Share Money	39,690.00
Provisional Building Common Area Maintenance (CAM) Charges for 18 months*	105,840.00
Civic Governance Charges for 60 months*	25,294.00
Administrative Charges*	25,026.00
Legal Charges*	75,080.00
Utility Connection & Related Expenses*	4,089.00
Electricity Deposit Reimbursement*	900.00
Provisional Property Tax for 12 months*	300,616.00
GST on Consideration Value	40,164.00
GST on Other Charges	

- \*Shall be payable at the time of possession; these are estimates and may be revised at the time of offer of possession  
<sup>^</sup>Stamp duty and Registration charges are payable on ready reckoner value or Consideration value whichever is higher  
<sup>^</sup>For customers availing Budget Bonanza offer, Stamp Duty and/or Registration charges will be payable by Lodha  
 #All government taxes/levies, as may be applicable, shall be borne separately by the purchase

Warm Regards,  
 PALAVA DWELLERS PRIVATE LIMITED

This is electronically generated document and hence does not require signature.



SCAN DONG  
05/12/23

Mumbai Central  
0547

① TABASSUM SHAIKH  
CIF- 90438522645  
MOB- 7666632120

② IMTIYAZ SHAIKH  
CIF- 90438531092  
MOB-  
Home loan A/c No. 38914790261

Home Top Up loan  
- 10 LAKH.

Tabassum - Form 16

Imtiyaz - ITR

Legal - vs

valuation - vastunala - 05/12/23

ArchiNova