

Nirvana Lifestyle Homes LLP

Welcome Letter

Revised Date: 06.12.2023

To,
Mr. Sudhir Batta,
Address: Flat no.C- 52, SBI Cauvery Apartment,
Building no 41, MAHADA Flats, Near Oshiwara,
Police Station, Jogeshwari (W), Mumbai - Pin 400102.
Contact Number - 9463333506/ 9463888108
Email ID - batta.sudhir@gmail.com

Dear Sir / Madam,

We welcome you to "VIROHA" on behalf of for "Nirvana Lifestyle Homes LLP". We appreciate your interest in the project and your response for the same.

This hereby confirms your booking of the **Plot No. 161**.

The receipt is as under: -

Cheque No.	Cheque Dt.	Amt. Received	Bank Name & Branch	Towards
Online	05.11.2023	50,000	-	Booking Amount (NLH)
Online	05.11.2023	50,000	-	Booking Amount (NLH)

The booking details as follow: -

Viroha Plot+ Villa Details	
Plot No.	161
Villa Type	3 BHK
Plot Area	2556.96 Sq. Ft.
Villa Area	Villa BU Area 1250 Sq. ft. (Construction)

<u>COSTING DETAILS :-</u>	
Basic Cost of Unit / Agreement Value : (Inclusive of Development and Resort charges)	Rs. 92,00,000/-
Stamp Duty 5% :	Rs. 4,60,000/-
Registration 1% :	Rs. 30,000/-
GST 5% : (GST rates will be changed subject to govt. circulars & notifications)	Rs. 4,60,000/-
Legal Charges :	Rs. 15,000/-
Total Cost :	Rs. 1,01,65,000/-

Your Payment Schedule (without Stamp Duty & Registration) :-

Description	%	Total Payable including GST
Agreement Amount	20	1932000
Commencement of Plinth	20	1932000
Commencement of 1 st Slab	10	966000
Commencement of Roof Slab	10	966000
Commencement of Brick Work	10	966000
Commencement of Internal Plaster	5	483000
Commencement of External Plaster	5	483000
Commencement of Plumbing Work	2.5	241500
Commencement of Flooring Work	7.5	724500
Commencement of painting Work	2.5	241500
Commencement of Electrical Work	2.5	241500
Commencement of Doors & Windows	2.5	241500
Intimation of Possession	2.5	241500
TOTAL	100	96,60,000/-

Please Note: -

- 1) Cost Inclusive of Development Charges, Club Membership, Electronics, furniture, Fixtures, Swing for Viroha Villa No- 161 & My Nirvana Membership**
- 2) Cost is Exclusive of GST, Stamp Duty, Registration Charges & Legal Charges.**
- 3) Two Year Advance Maintenance & other charges to be paid at the time of possession.**

4) Our Holiday Management company will offer you Rs. 35,000/- p.m. Assured Rental Income on handing over your Villa on a lease back model at the time of possession itself. And Maintenance Charges will be reimbursed every month in case of a rental offer. You will be offered 24 Nights Free Stay in any of Nirvana Resorts during your rental period, subject to availability; Utility Charges Applicable, New Years and Diwali will be Blocked Dates.

5) Any Special Offers such as Freedom offer and/or Discounts given on the day of the booking are valid on receipt of the down payment within 15 days from the booking date.

- Details of Payment Towards Registration (to be made within 10 days before registration) :

Stamp Duty :	5%	4,60,000/-	NEFT	Bank Name : Kotak Mahindra Bank, BRANCH - Andheri (West) A/c Name : Nirvana Lifestyle Homes LLP, A/c No - 2112023724, IFSC CODE - KKBK0000680
Registration :	1%	30,000/-	NEFT	
Legal Charges :	--	15,000/-	10 Days Before Registration.	
Agreement Amount :	20% + GST 5%	19,32,000/-	Within 15 Days of Booking Amount as per Schedule	

- Please note that failure to pay the requested amount as & when the construction stage increases & demand is raised, in the given period of time, will attract an interest of 18% per annum till the amount is received.

- All payments will be made in the name of "NIRVANA LIFESTYLE HOMES LLP".

- Nirvana Villa Customization Policy :-

1. Customers can do external and internal Customization of Hall/room/balcony/Pool sizes as per Our guidelines.
2. Due to the customization if construction area is increased then there will be extra charges for the increased area.
3. Customer can customize floor Tiles and bathroom tiles by choosing designs from Nirvana Tiles Catalogue.
4. Nirvana Tiles Catalogue will change from time to time as per availability of material and designs.
5. Customization for Exterior Look and Finishes as per our architect options.

This is the very first stage of our association and we look forward for your same support and faith at all the stages of development. Your faith and co-operation will go a long way



in making this project a grand success.

- **Allotment is subject to company terms & condition. Booking amount is non-refundable.**
- **All Payments Receipts are subject to realization of Cheque.**

For further information and help feel free to contact me in our **Customer Relationship Executive** on 022 - 6229 6229.

Thanks and
Regards, Yours
Faithfully,

For Nirvana Lifestyle Homes LLP,

**Customer Relationship Manager
(CRM) Mr. Kimi Maru**

Nirvana Realty, 5th Floor, B /50, Opposite City Mall
Bus-Stop, Near Monginis Cake Factory, Off New link Road,
Andheri West, Mumbai - 400053.
Tel : +91 22 6229 62229





Maharashtra Real Estate Regulatory Authority

CERTIFICATE FOR EXTENSION OF REGISTRATION OF PROJECT

FORM 'F'

[See rule 7(2)]

This extension of registration is granted under section 6/7 of the Act, to the following project: *Project: VIROHA CITY* Plot Bearing / CTS / Survey / Final Plot No.: **156/11, 14, 15, 17, 18/26 TO 35, 40 TO 44, 49 TO 55, 60, 61, 77, 86 TO 89, 95 TO 103, 106 TO 125, 128, 130 TO 171, 211, 218 TO 233, 241 TO 248, 250 TO 253, 259, 260** at **AMBOLI, Dahanu, Palghar, 401606**; registered with the regulatory authority vide project registration certificate bearing No **P99000022570** of

1. **Prospective Estate And Realty Logical Solutions Private Limited** having its registered office / principal place of business at Tehsil: **Kurla**, District: **Mumbai Suburban**, Pin: **400078**.

2. This renewal of registration is granted subject to the following conditions, namely:-

- The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 (2) of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
- The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;

OR

That entire of the amounts to be realised hereinafter by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

- The registration shall be valid up to **30/12/2024** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 6/7 of the Act read with rule 7 the Act.
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- That the promoter shall take all the pending approvals from the competent authorities
- If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Dated: **22/02/2023**

Place: **Mumbai**

Signature valid
Digitally Signed by
Dr. Vasant Premchand Prabhu
(Secretary, MahaRERA)

Date: 22-02-2023 11:19:38
Signature and seal of the Authorized Officer
Maharashtra Real Estate Regulatory Authority

