



Shop No. 10/11, Ashapuri Nagar, Behind Pancharatna Hotel, Panvel- 410 206,
Telefax: 2745 0557, E-mail: santosh_vastupurti@rediffmail.com
santosh.vastupurtigroup@gmail.com

R E C E I P T

No. 088

Date 18/01/2024

RECEIVED with thanks from Mr. / Mrs. / Smt. Surbhi Vijay More
the sum of Rupees Twenty Seven Thousand five Hundred & five by

Cash / Cheque / Draft No. online transferred dated 18/01/2024

drawn on branch towards flat booking

for the Flat No. 305 floor 3rd, " B " wing

in the building known as " Shree Vastu Symphony "

situated at Vihighar, Panvel Dist - Raigad, S.No. 48/2

For Sree Vastu Purti Associates

₹ 27,505/-

Subject to realization of the cheque

S.V. Ambekar



Shop No. 10/11, Ashapuri Nagar, Behind Pancharatna Hotel, Panvel- 410 206,
Telefax: 2745 0557, E-mail: santosh_vastupurti@rediffmail.com
santosh.vastupurtigroup@gmail.com

R E C E I P T

No. 086

Date 06/01/2024

RECEIVED with thanks from Mr. / Mrs. / Smt. Surbhi Vijay More
the sum of Rupees one lacs only - by

Cash / Cheque / Draft No. 729352 dated 06/01/2024

drawn on branch towards flat booking

for the Flat No. 305 floor 3rd, " B " wing

in the building known as " Shree Vastu Symphony "

situated at At Post - Vihighar, Tel Panvel, Dist - Raigad, S.No. 48/2

For Sree Vastu Purti Associates

₹ 100,000/-

Subject to realization of the cheque

S.V. Ambekar



Shop No. 10/11, Ashapuri Nagar, Behind Pancharatna Hotel, Panvel- 410 206,
Telefax: 2745 0557, E-mail: santosh_vastupurti@rediffmail.com
santosh.vastupurtigroup@gmail.com

R E C E I P T

No. 091

Date 19/01/2024

RECEIVED with thanks from Mr. / Mrs. / Smt. Surbhi Vijay more

the sum of Rupees Four lakhs Fifty thousand Four hundred seventy five by

Cash / Cheque / Draft No. online transfer dated 19/01/2024

drawn on branch towards Flat booking

for the Flat No. 305 floor 3rd, " B " wing

in the building known as " Shree vastu symphony "

situated at At Post - Vinighar, Tal - Panvel, Dist - Raigad, S.No-48/2

For Sree Vastu Purti Associates

₹ 4,50,475/-

Subject to realization of the cheque



R E C E I P T

No. 093

Date 20/01/2024

RECEIVED with thanks from Mr. / Mrs. / Smt. Surbhi Vijay more

the sum of Rupees Two lakhs only — by

Cash / Cheque / Draft No. online transfer dated 20/01/2024

drawn on branch towards Flat booking

for the Flat No. 305 floor 3rd, " B " wing

in the building known as " Shree vastu Symphony "

situated at post - Vinighar, Tal - Panvel, Dist - Raigad, S. No. 48/2

For Sree Vastu Purti Associates

₹ 2,00,000/-

Subject to realization of the cheque





Shop No. 10/11, Ashapuri Nagar, Behind Pancharatna Hotel, Panvel- 410 206,
Telefax: 2745 0557, E-mail: santosh_vastupurti@rediffmail.com
santosh.vastupurtigroup@gmail.com

DEMAND LETTER

Date: 05/02/2024

To,
Miss. Surbhi Vijay More
Mrs. Vibhavari Vijay More
F-109/104, Mauli CHS, P.M.G.P. Colony,
New Mhada, Mankhurd, Mumbai Maharashtra 400043.

Sir/Madam,

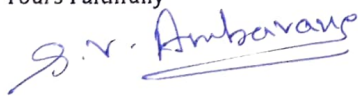
With reference to your booking of **Flat No. 305** on **3rd Floor** in **Wing: B** at our prestigious project **SHREE VASTU SYMPHONY**, at **Plot No.48/2, Village -Vihighar Taluka Panvel, Dist. Raigad**; for a lump sum consideration of **Rs. 27,50,475/- (Rupees Twenty Seven Lakh Fifty Thousand Four Hundred Seventy Five Only)**. We are glad to inform you about the progress and also the related instalment due.

On or before Possession of the **Wing No. B** has commenced. According to our terms, **100%** of the lump sum consideration becomes due. The account status as per work progress is as follows:-

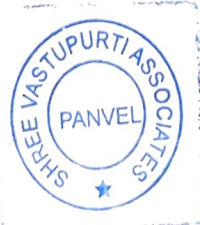
| | |
|------------------------|--|
| RS. 27,50,475/- | Total lump sum consideration. |
| RS. 17,87,809/- | 65% Work Completed. |
| RS. 1,00,000/- | Less Received Amounts. (06/01/2024 NEFT) |
| RS. 27,505/- | Less Received Amounts. (18/01/2024 NEFT) |
| RS. 4,50,475/- | Less Received Amounts. (20/01/2024 NEFT) |
| RS. 2,00,000/- | Less Received Amounts. (20/01/2024 NEFT) |
| RS. 10,09,829/- | Balance Amount Due (to be paid immediately) |

Please issue separate cheque for the above in favour of "**SHREE VASTUPURTI ASSOCIATES**", **Bank - ICICI Bank, Branch- Panvel. Account No. 033405006208**" **RTGS/NEFT/UTR-ICIC0000334.**

Thanking you,
Yours Faithfully



For SHREE VASTUPURTI ASSOCIATES
(Partner)



- 1) **Note:-**Please ignore this letter & inform us if you have already paid us the above mentioned balance amount.
- 2) If payment is delayed beyond 15days, interest @24% pa will be charged.
- 3) For further queries, contact: **(Mob.: 8691078381)**



Shop No. 10/11, Ashapuri Nagar, Behind Pancharatna Hotel, Panvel- 410 206,
Telefax: 2745 0557, E-mail: santosh_vastupurti@rediffmail.com
santosh.vastupurtigroup@gmail.com

To:
The Asst. General Manager
State Bank of India
RACPC Belapur, Navi Mumbai

Madam/Dear Sir,

I/We, **Santosh Vasant Ambavane** here by certify that:

1. I/We have transferable rights to the property described below, which has been allotted by me/us to **Miss. Surbhi Vijay More and Mrs. Vibhavari Vijay More** 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 **03.02.2024**.

| | Description of the property |
|---------------------|-----------------------------|
| Flat No./ House No. | B 305 |
| Building No./Name | Shree Vastu Symphony |
| Plot No | 48/2 |
| Street No./Name | - |
| Locality Name | - |
| Area Name | Vihighar |
| City Name | Panvel |
| Pin Code | 410 206 |

2. That the total consideration for this transaction is **Rs. 27,50,475/- (Rupees Twenty Seven Lakh Fifty Thousand Four Hundred Seventy Five Only)**, towards sale document and Rs. - (Rs.) towards - .

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.



Shop No. 10/11, Ashapuri Nagar, Behind Pancharatna Hotel, Panvel- 410 206,
Telefax: 2745 0557, E-mail: santosh_vastupurti@rediffmail.com
santosh.vastupurtigroup@gmail.com

5. We have borrowed from _____ (name of the financial institution) whose NOC for this transaction is enclosed herewith / 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 favouring "Shree Vastupurti Associates, ICICI Bank, Panvel Branch, Account No. 033405006208" IFSC :- ICIC0000334.

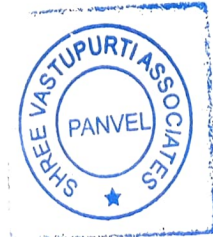
9. In case of cancellation of the sale-agreement for any reason, I/We shall refund the amount by crossed cheque favouring the Bank A/C "SBI HOME LOAN AC of Miss. **Surbhi Vijay More and Mrs. Vibhavari Vijay More**", and forward the same to you directly.

10. The signatory to this letter draws authority to sign this undertaking on behalf of the company/firm vide **Promoter**.

Yours faithfully,
For Shree Vastupurti Associates

S.V. Ambavane

Authorized Signatory.
Name - Santosh Vasant Ambavane
Designation - Builder
Place - Panvel
Date -05.02.2024





Shop No. 10/11, Ashapuri Nagar, Behind Pancharatna Hotel, Panvel- 410 206,
Telefax: 2745 0557, E-mail: santosh_vastupurti@rediffmail.com
santosh.vastupurtigroup@gmail.com

COST SHEET

SURBHI VIJAY MORE

B-305, Rera Carpet Area-458.019sqft

| | |
|-------------------|---------------------------|
| 2750475.00 | Agreement Value |
| 192533.00 | Stamp duty & registration |
| 27505.00 | GST 1% |
| 15624.00 | 1 Year Maintenance |
| 15000.00 | Legal Charges |
| 50000.00 | MSCB |
| | |
| | |
| 3051137.00 | TOTAL |

Shree Vastupurti Associates

S. V. Ambharans

Authorised Signatory



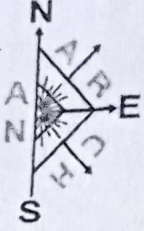


Shop No. 10/11, Ashapuri Nagar, Behind Pancharatna Hotel, Panvel- 410 206,
Telefax: 2745 0557, E-mail: santosh_vastupurti@rediffmail.com
santosh.vastupurtigroup@gmail.com

- Is the bank account 100% RERA Collection Account..... YES
- Bank account Number :- 033405006208
- Name of Account Holder :- Shree Vastupurti Associates
- Account Type :- Current Account
- Name of Bank :- ICICI BANK
- Branch Name :- ICICI Bank / New Panvel
- Branch City :- New Panvel
- IFSC :- ICIC0000334

S.V. Ambekar





AN.ARCH

Architect & Planner

Office No. 20 & 21, Ground Floor,
Raheja Arcade, Plot No. 61, Sector - 11,
CBD Belapur, Navi Mumbai - 400 614
Tel. : +91 - 22-27562410 / 11
Email : anarch.architect@gmail.com

To,

DATE:-05/02/2024

Whomsoever it may Concern,

This is to certify that the progress of work completed as per today on site of "SHREE VASTU SYMPHONY" located on Gut No.48/2, at Village - Vihigar, Taluka - Panvel, District - Raigad, is as follows:

| Wing | Up to Plinth | Structure Slabs | | | | | TERR. SLAB | OVER HEAD TANK & LIFT MACHINE ROOM |
|------|--------------|----------------------|----------------------|----------------------|----------------------|--|------------|------------------------------------|
| | | 1 st SLAB | 2 nd SLAB | 3 rd SLAB | 4 th SLAB | | | |
| A | COMPLETE | COMPLETE | COMPLETE | COMPLETE | COMPLETE | | | |
| B | COMPLETE | COMPLETE | COMPLETE | COMPLETE | COMPLETE | | | |

Note: This Certificate Certifies the Stage of 4th slab (Wing- A & B) work completed on site.

- 1) If construction is not as per statutory approvals, architect would not be held responsibility for that.
- 2) This certificate only certifies the stage of work completed on site and does not include certification for the structural stability of the building.
- 3) However while obtaining the occupation certificate changes need to be done, as suggested by Authority & its officials need to be done by developer on site. It will be sole responsibility of developer to do the required changes & correction.

| | |
|---------------------------------|--|
| Site Visited / Inspected By: | |
| Given by / Prepared By: | |

Yours Sincerely,



AN-ARCH