

POSSESSION DEMAND LETTER

Date: 29 SEP , 2017

Customer Code: 427580

M/S. Express Food Services,
526, Arya Nagar,
Near Vishwanath Cinema, Suraj Ganj,
Itarsi, Madhya Pradesh-461111
Madhya Pradesh, India
Contact nos: 9300772440 , 07572241797

Subject : Intimation for possession and Demand for balance consideration and other charges in respect of Flat No.2202 on 22nd Floor in Tower T06 along with 2 (Two) car parking space/s in the Project known as 'Emerald Isle' at Powai, Mumbai

Dear M/S. Express Food Services,

We thank you for your patronage and appreciate your choice of booking an apartment in Emerald Isle (T06 - 2202).

By an Agreement for Sale dated 28.12.2015 registered under serial No KRL/2/11546/2015 you have purchased the said Flat, at and for the consideration, and on the terms and conditions agreed therein.

We are pleased to inform you that the construction of the said Building is complete and the Municipal Corporation of Greater Mumbai (MCGM) has issued the Occupation Certificate in respect of the said Building/Flat vide permission dated 15.09.2017 Bearing no. CHE/ES/1010/L/337 which is attached herewith.

We have enclosed the below annexures with this letter which will give you detailed understanding on the possession process.

1. **Demand notice cum invoice (Annexure 1):** The Demand notice will give you all the required details about balance amount of consideration and other charges to be paid, before handover of possession, to ensure smooth handover of the said Flat.
2. **Pending TDS certificates (Annexure 2):** This annexure will provide detailed information about the status of original duly signed TDS certificates. Submission of the pending original TDS certificate, duly signed by the Purchaser, is mandatory for us to complete the possession formalities.
3. **Interest Statement (Annexure 3):** The payment of interest, as specified in this statement, is mandatory and the same has to be paid along with the outstanding dues mentioned in Annexure 1.

Larsen & Toubro Limited

L&T Business Park, Tower A, Gate No. 5, Saki Vihar Road, Powai, Mumbai - 400 072, INDIA
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Registered Office: L&T House, N. M. Marg, Ballard Estate, Mumbai - 400 001, INDIA

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STEPS TO POSSESSION:

We have appended below steps for possession for your ready reference.

- 1. Possession Dues:** Kindly pay all the amounts as mentioned in the below table alongwith the interest mentioned in Annexure 3 (if any) and submit the original TDS certificates (duly signed), to us. We have provided the status of the pending TDS certificates in Annexure 2. On payment of all the aforesaid amounts, you shall send us a confirmation mail or letter stating therein the payment transaction details to enable us to update our records.

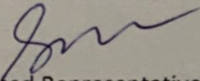
	Particulars	Due Date	Total Payable (incl. of taxes)
			0
A	Outstanding prior to pre-possession installment		
B	Pre-possession installment (Demand Note attached)	14 OCT , 2017	24,79,909
C	On receipt of Occupation Certificate (Annexure 1)	14 OCT , 2017	2,24,000
D	Other Charges (Annexure 1)	14 OCT , 2017	10,20,822
E = A+B+C+D	Total payable		37,24,731
	Total payments received post pre-possession installment		24,81,908
	Final amounts payable as on date		12,42,823

- 2 Confirmation of Payment:** On receipt of all the above payments and TDS certificates along with the confirmation email, we shall acknowledge and confirm the receipt, to you. Thereafter, your relationship manager will contact you for completion of further formalities in respect of the possession thereof. We anticipate a huge rush for possession. Hence, handover of the flats will be prioritized on 'first come first serve' basis post receipt of all payments and completion of all possession formalities.
- 3 Possession Formalities and Car Parking Allocation:** Your relationship manager will fix up a convenient date and time for completing the possession documentation, legal & other formalities at the CRM office, 10th Floor, Gate 5, L & T Realty, Powai. The Car Parking will be allocated to all purchasers, by lottery system.
- 4 Introduction of FM at Site:** We shall introduce you with the Facilities Management (FM) Team, which would be your point of contact, for any further assistance, after the handover of possession.
- 5 Keys handover:** On the day of handover of possession, we shall handover to you original keys of the said Flat.

For any further clarifications or assistance in connection with the said Flat, please feel free to get in touch with us.

We look forward to welcoming you into your new home soon.

Warm Regards,
For Larsen & Toubro Limited,


Authorised Representative