



6th March, 2024

To,
Parth Makhija
HN-185, New Shantinagar,
Madhav Nagar, Katni (MP) 483501

Dear Sir/Madam,

1. We are pleased to allot you Apartment No. 204 on the 2nd level of the Building known as 'CASTLEROCK', 'C' Wing in Sector X at Hiranandani Gardens, Powai, Mumbai - 400076, having Carpet Area 69.68 sq.mtrs. equivalent to 750 sq. ft., as per the definition under the Real Estate (Regulation and Development) Act 2016, along with the benefit to use proportionate common areas and facilities appurtenant to the Apartment and Two Covered Car parking/s, hereinafter referred to as the Said Apartment. There is a Deck having area 2.50 sq.mtrs. equivalent to 27 sq.ft. carpet area attached to the said Apartment. The total consideration for the said Apartment is Rs.2,80,00,000/- (Rupees Two Crore Eighty Lakh Only), which shall be paid by you to us as follows:-

SR. NO.	DETAILS	AMOUNT (RS.)
a)	Advance payment or Application fee	28,00,000/-
b)	On or before 29-03-2024	2,52,00,000/-
	TOTAL	2,80,00,000/-

You shall on or before 29-03-2024 pay to us/Promoter, the following amounts:-

- Rs. 500/- (for Individual), Rs. 1000/- (for non - individual) towards share money, Rs. 100/- application entrance fee of the Society / Federation / Apex body.
Rs. 24,400 /- towards expenses for formation and registration of the Society and incidental charges.
Rs. _____ /- for proportionate share of taxes and other charges / levies in respect of the Federation / Apex body.
Rs. 33,000/- towards adhoc/provisional contribution towards outgoings of Society for three months and property taxes as per actuals applicable from the date of this allotment letter,
Rs. . _____ for deposit and charges towards Water, Electric, drainage, sewerage connection and other utility and services connection charges.
Rs. _____ towards deposit and charges for electrical receiving and Sub Station provided in the Layout Plot.
Rs. _____ towards Legal charges & Documentation charges
Rs. 10,000/- towards Mahanagar Gas Connection charges.
Rs. 1,00,000/- towards club maintenance deposit.

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NANDANI
2024.03.06
39 +05'30'



Olympic Club Road, Hiranandani Business Park, Powai, Mumbai 400 076, India
fo@hiranandani.net website: www.hiranandani.com Tel: (91-22) 2576 3600 / 5007 6666 Fax: (91-22) 2570 6455
ed Address: 514, Dalamal Towers, Nariman Point, Mumbai - 400021. Tel.:22876060/ 22876061 * Fax: 22832010



6. Please note that each of the aforesaid instalments are to be paid by you within the time period of 15 days as stipulated in demand notice/s which shall be sent to you, by email and at your above mentioned address. The notice issued to you as aforesaid, shall be deemed to be a good service upon you. The time stipulated in the demand notice/s shall be the essence of the Contract in this behalf. In the event of non-payment of any of the instalments as per the demand notice/s, inspite of 15 days notice to you in that behalf, we, at our option and discretion shall have right to terminate the letter of Allotment and thereafter we shall be at liberty to allot/sell the said Apartment to any other person/s without any recourse to you.
7. Any communication including notices for intimation for completion of work, demand notices and any other communication pertaining to the Said Apartment will be forwarded to your E-mail ID as given by you. I.e. **parthmakhija15@gmail.com** and your above mentioned address. You undertake to intimate us immediately in the event of any change in your E-mail ID and/or address.
8. Without prejudice to our right of termination, as aforesaid, you shall be liable to pay monthly compoundable 12% interest from the date the amount become due till payment to us on all such delayed payments.
9. The amount/s paid by you to us shall be appropriated firstly towards taxes payable by you, then towards interest payable for all outstanding instalments towards consideration in respect of the Said Apartment, cheque bounce charges, if any, then any administrative expenses and lastly towards consideration/outstanding dues in respect of the Said Apartment.
10. Please note that any liability arising out of GST, including all increase and/or addition/s thereon or any other taxes as may be applicable from time to time in respect of this Allotment / transaction mentioned herein, shall be borne and paid by you alone.
11. We have informed you and you are aware that as per the Finance Act of 2013, TDS is applicable on transfer of immovable property, wherein the consideration of the property exceeds or is equal to Rs. 50 Lakhs. Under the amended provisions of Section 194 IA of the Income Tax Act, 1961, w.e.f., 1st September 2019, Tax Deduction at Source (TDS) @1% is required to be deducted by the purchaser of the property at the time of making payment of sale consideration, which is inclusive of Agreement Value and all Other Charges. You shall submit a copy of the TDS challan/s along with Form 16B to us immediately after making payment.

TDS certificate in Form 16B is required to be issued by you as a final confirmation of credit to – M/s. HGP Community Private Limited, in respect of the taxes deducted and deposited into the Government Account.

HGP Community Private Limited - PAN No.: AADCH8389P

Respectfully,
HGP Community Private Limited

I/We Confirm

Digitally signed by
KAMAL NIRANJAN
HIRANANDANI
Date: 2024.03.06
16:27:13 +05'30'



Parth Makhija