

LODHA

BUILDING A BETTER LIFE

Customer ID - 0001205972
SIDDHARTH EDUCATION SERVICES LTD.
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Date: 3 March 2015

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Sub: Activation of Offer of Possession (For Fit Outs)
Re: Agreement to Sell dated 18.08.2009 registered ("Agreement") in respect of Unit No. 2001, Wing A in the Building known as Claremont in the project LODHA LUXURIA, situated at Thane ("Unit")

Dear M/S. SIDDHARTH EDUCATION SERVICES LTD.,

Greetings from the Lodha Group.

We are pleased to inform you that your chosen Unit is ready for Possession (for Fit outs). We request you to make the following payments within 15 (fifteen) days towards the said residence from the date of the demand letter:

1. Balance towards consideration value including interest and other charges,
2. Society and other charges,
3. Taxes - Service Tax, Property Tax, MVAT, etc as applicable or outstanding,
4. Interest on outstanding payments and taxes, as applicable

Any delay in payment of the aforesaid amounts shall attract interest as per the terms of the Agreement to Sell. At this juncture, we would like to apprise you of the following relevant aspects at this stage:

Common Area Maintenance Charges (CAM): You would be aware that under the Agreement to Sell, all the facility charges in respect of the said Unit including CAM [Common Area Maintenance] charges/civic governance charges (if applicable), pipe laying charges, society formation charges, share application money were estimated on a provisional basis. The CAM charges and other charges in respect of your unit as on date are provided in the **Annexure: Statement of Balance Payments** on the basis of all direct and indirect costs/over heads allocable to providing the CAM Services for the said building/development. Please note that the same are as on date & any change in the same as per actuals will be intimated to you from time to time & you shall be liable to pay any increased amounts at actuals.

All attempts are made to optimize costs while maintaining our aspiration of high quality service. Please note that the CAM charges in respect of the said Unit shall be applicable with effect from the CAM Commencement Date.

Property Tax: This is a property/municipal tax on property imposed by municipalities based on the projected value of the property. The property tax is provisional in nature and will be revised on the actual assessment of the same by the concerned municipal authorities. For a detailed explanation on the Property Tax please refer to your Agreement to Sell. Please note that the property tax shall be applicable with effect from the CAM Commencement Date.

Building Protection Deposit: This is a caution deposit taken from all residents to ensure prevention of any damage to the Building/Project/common areas and facilities or alterations to the façade of the building by any resident. An undated cheque shall be collected prior to the date of offer of possession of your Unit for this purpose. The undated cheque will be returned after the facilities team's inspection post completion of fit-out works, and subject to confirmation of adherence to the guidelines for fit-outs. In the event of any damage as above, we shall be entitled to date the said cheque and present the same for encashment in case of any additional amounts payable by you in respect of the damage, you shall be liable to pay the same, we request you not to issue any stop payment instructions and/or close the said bank account. We are confident that you will appreciate this step as a necessary initiative in the overall interest of the entire development.

A detailed itemized breakup of the payments due is given in the Annexure herein.

We shall ensure that you cherish this final leg of the journey before you step into your chosen home.