



# SHIKARA CONSTRUCTIONS PVT. LTD.

To:  
The Assistant General Manager  
State Bank of India  
RACPC, Mumbai

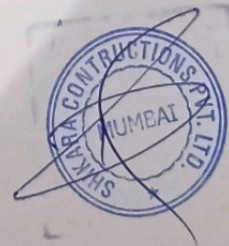
Dear Sir,

We, M/s. Shikara Constructions Pvt. Ltd., here by certify that:

1. We have transferable rights to the property described below, which has been allotted by us to **Mr. Sachin Kaluram Nikam & Mrs. Vijaya Sachin Nikam** herein after referred to as the purchasers, subject to the due and proper performance and compliances of all the terms and conditions of the Sale Agreement dated **18<sup>th</sup> May, 2024** (herein after referred to as the Sale document)

Description of the Property:	
Flat No./ House No.	1204, C – Wing,
Building No./Name	Trilochan CHSL, Shikara Heights
Plot No	Survey No. 6 (Part), CTS No. 11 (Part)
Street No./Name	Sardar Nagar No 2
Locality Name	Sion Koliwada
Area Name	Sion
City Name	Mumbai
Pin Code	400022

2. That the total consideration for this transaction is **Rs. 1,47,07,648/- (Rupees One Crore Forty Seven Lakh Seven Thousand Six Hundred Forty Eight Only)** towards Sale Agreement.
3. The title of the property described above is clear, marketable and free from all encumbrances and doubts.
4. We confirm that, 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.



**Regd. Office :**

204, Bezzola Complex, Opp. Suman Nagar, Sion Trombay Road, Chembur, Mumbai - 400 071.

Tel. : (+91 22) 4225 0018/9 E-mail : info@shikaraconstructions.com Website : www.shikaraconstructions.com



ISO 9001:2008 CERTIFIED



## SHIKARA CONSTRUCTIONS PVT. LTD.

5. 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, 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, 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 favoring:  
  

<b>Name</b>	:	<b>Shikara Constructions Private Limited - Shikara Heights RERA Collection A/c.</b>
<b>Account No.</b>	:	<b>623905035922</b>
<b>Bank Name</b>	:	<b>ICICI Bank</b>
<b>Branch</b>	:	<b>Chembur</b>
<b>IFSC Code</b>	:	<b>ICICI0006239</b>
9. In case of cancellation of the sale-agreement for any reason, we shall refund the amount as per clause 8 of the Agreement of Sale dated **18<sup>th</sup> May, 2024** by crossed cheque favoring in the name of **Mr. Sachin Kaluram Nikam & Mrs. Vijaya Sachin Nikam**, and forward the same to you directly.
10. The signatory to this letter draws authority to sign this undertaking on behalf of the company vide Resolution dated 4<sup>th</sup> March, 2022.

Yours faithfully,

M/s. Shikara Constructions Pvt. Ltd.

Authorized Signatory.  
Date – 25<sup>th</sup> May, 2024.



**Regd. Office :**

204, Bezzola Complex, Opp. Suman Nagar, Sion Trombay Road, Chembur, Mumbai - 400 071.

Tel. : (+91 22) 4225 0018/9 E-mail : info@shikaraconstructions.com Website : www.shikaraconstructions.com



ISO 9001:2008 CERTIFIED

## SHIKARA CONSTRUCTIONS PVT. LTD.

204, BEZZOLA COMPLEX, OPP. SUMAN NAGAR, SION TROMBAY ROAD, CHEMBUR, MUMBAI - 400071.  
Tel : (+91 22)42250018/9 E-mail : info@shikaraconstructions.com Website : www.shikaraconstructions.com

### RECEIPT

Date

22/05/2024

<b>GSTIN</b> : 27AAKCS3917P1ZN	<b>Receipt No.</b> : 09/SH-1/2024-25
<b>PAN</b> : AAKCS3917P	<b>Customer Name</b> : Mr. Sachin Kaluram Nikam
<b>RERA No.</b> : P51800033893	<b>Address</b> : B-9/1626, Government Colony, VTC: Bandra (E), - 400051
<b>Project Name</b> : SHIKARA HEIGHTS Phase I	<b>Flat No. / Wing No.</b> : 1204 / C - Wing
<b>Project Address</b> : CTS No. 11 (Part), S. No. 6 (Part), Sardar Nagar 2, Sion, Mumbai - 400022.	<b>Contact Details</b> : +91 - 9920324912

Sr. No.	Description	Cq./DD No.	Amount (Rs.)
1	Amount Received towards Booking Payment Amount REF - MMT/IMPS/413516292425 Dtd:- 14/05/2024	IMPS	100.00
2	Amount Received towards Booking Payment Amount REF - RTGSBARBR52024051500882990- Dtd :- 15/05/2024	Rtgs	964,740.00
	<b>Total</b>		<b>964,840.00</b>
	<b>Amount in Words:</b> <i>Rupees Nine Lakh Sixty Four Thousand Eight Hundred Forty Only</i>		

Receipt Valid subject to realisation of the Cheque / Draft.

For M/s. Shikara Constructions Pvt. Ltd.

Authorised Signatory





# SHIKARA CONSTRUCTIONS PVT. LTD.

Ref No. SHP1/3600/2024-25

Date: 25/05/2024

To,  
Mrs. Sachin Kaluram Nikam & Vijaya Sachin Nikam  
B 9/ 1626, Government Colony,  
Bandra (East) S. O, Mumbai - 400051

“Greeting from Shikara Constructions”

Ref: **Payment of Scheduled Installment.**

Dear Sir,

With reference to your booking in our project known as **Shikara Heights Phase - I, Flat No. 1204, Wing “C” on the 12<sup>th</sup> Floor**, situated at land bearing C.S. No.11 (part), S. No. 6 (part), Village Sion- Koliwada, Sardar Nagar No.2, Mumbai 400022.

We are pleased to inform you that as per the Payment Schedule, you are required to pay the balance amount of **Rs. 92,27,563/- (Rupees Ninety Two Lakh Twenty Seven Thousand Five Hundred Sixty Three Only)**.

You are requested to pay the aforesaid amount within **7 Days** from the date of this letter as per the details mentioned below:

i) **Rs. 87,42,210/- (Rupees Eighty Seven Lakh Forty Two Thousand Two Hundred Ten Only)** in favour of Shikara Constructions Private Limited – Shikara Heights RERA Collection A/c., A/c. No. 623905035922, ICICI Bank Ltd, Chembur Branch, IFSC Code : ICIC0006239.

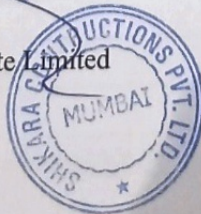
ii) **Rs. 4,85,353/- (Rupees Four Lakh Eighty Five Thousand Three Hundred & Fifty Three Only)** in favour of Shikara Constructions Private Limited A/c. No. 623905033287, ICICI Bank , Chembur Branch, IFSC Code : ICIC0006239.

Thanking You,

For and on behalf of

M/s. Shikara Constructions Private Limited

\*Authorized Signatory



Regd. Office :

204, Bezzola Complex, Opp. Suman Nagar, Sion Trombay Road, Chembur, Mumbai - 400 071.

Tel. : (+91 22) 4225 0018/9 E-mail : info@shikaraconstructions.com Website : www.shikaraconstructions.com



ISO 9001:2008 CERTIFIED

Rate		Sachin Nikam			
	27272.8	Flat No.	1204 C - Wing		
Sr. No.	Process of Work	Flat Type	2 BHK		
		RERA Carpet Sq. Ft.	539.28		
		RERA Carpet Sq. Mtr.	50.10		
		Installment Due	GST @ 5%	Total Amount Due	
1	Earnest Money	2.00%	2,94,150.00	14,708.00	3,08,858.00
2	Booking Amount (Within 7 days from Earnest Money)	3.00%	4,41,230.00	22,062.00	4,63,292.00
3	On Execution of Agreement (within 30 days from Date of Booking)	5.00%	7,35,380.00	36,769.00	7,72,149.00
4	On Completion of Excavation	20.00%	29,41,540.00	1,47,077.00	30,88,617.00
5	On Completion of Plinth	15.00%	22,06,150.00	1,10,308.00	23,16,458.00
6	On Completion of 3rd Slab	3.00%	4,41,230.00	22,062.00	4,63,292.00
7	On Completion of 6th Slab	3.00%	4,41,230.00	22,062.00	4,63,292.00
8	On Completion of 9th Slab	3.00%	4,41,230.00	22,062.00	4,63,292.00
9	On Completion of 12th Slab	3.00%	4,41,230.00	22,062.00	4,63,292.00
10	On Completion of 15th Slab	3.00%	4,41,230.00	22,062.00	4,63,292.00
11	On Completion of 17th Slab	3.00%	4,41,230.00	22,062.00	4,63,292.00
12	On Completion of 21st Slab	3.00%	4,41,230.00	22,062.00	4,63,292.00
13	On Completion of 24st Slab	4.00%	5,88,310.00	29,416.00	6,17,726.00
14	On Completion of Brickwork, Internal Plastering, Flooring, Doors & Windows	5.00%	7,35,380.00	36,769.00	7,72,149.00
15	On Completion of Sanitary Fittings, Constuction of Staircase, Lift Wells & Lobbies	5.00%	7,35,380.00	36,769.00	7,72,149.00
16	On Completion of External Plumbing, External Plastering, Elevation, Terrace with Water Proofing	5.00%	7,35,380.00	36,769.00	7,72,149.00
17	On Completion of Lifts, Water Pumps & Electrical Fittings	5.00%	7,35,380.00	36,769.00	7,72,149.00
18	On Completion of Electro, Mechanical & Enviromental Required	5.00%	7,35,380.00	36,769.00	7,72,149.00
19	At the time of Possession	5.00%	7,35,378.00	36,769.00	7,72,147.00
		100%	1,47,07,648.00	7,35,388.00	1,54,43,036.00
			Agg. Value - (A)	GST - (B)	Total Due (C)
Sr. No.	At the time of Possession:				
1	Share Money & Entrance Fees		600.00		
2	Legal Charges <sup>++</sup> GST		25,000.00		
3	Society Formation <sup>++</sup> GST		25,000.00		
4	Water & Electricity Connection <sup>++</sup> GST		1,00,000.00		
5	MGL Connection <sup>++</sup> GST		10,000.00		
6	18 months advance Adhoc maintenance @ 10 / sq. ft.		97,070.00		
7	GST on Other Charges (18%)		46,270.00		
	<b>Total Cost at Possession --&gt; D</b>		<b>3,03,940.00</b>		
	<b>Total Cost (C + D)</b>		<b>1,57,46,976.00</b>		

