

Ref No. KHK/PRB/664/VIK/24010

Date: April 10, 2024

To,

**Mrs. Kripa Rama Rao**

**Mr. Prasanta Kumar Mallick**

1604,C-Wing Dosti Vijeta,DostiVihar,

Vartak Nagar, Thane - 400606.

Contact No.: 8779468909 / 9833207711

Dear Mrs. Kripa Rama Rao & Mr. Prasanta Kumar Mallick

**Sub: Your Booking Application form dated March 16, 2024 in respect of Flat No.1606 on 16th floor at 'Godrej Vistas' in Tower C1 and request for payment of balance of the initial 10% Booking Amount.**

**Re: Flat No. 1606 in Tower C1 admeasuring 78.38 square meters (carpet area) situated on the 16th Floor (the "Flat") along with 1 (One) car parking space/s bearing Nos. B2-S31, situated in the Basement 2 (the "Car Parking Space/S") (the Flat and the Car Parking Spaces are hereinafter collectively referred to as the "Premises"), in the building known as 'Godrej Vistas' (the "Building"), situated at Pirojshanagar, Vikhroli (East), Mumbai 400079 (the "Project").**

We, Godrej & Boyce Mfg. Co. Ltd., refer to the Booking Application dated March 16, 2024, whereby you have agreed to purchase the Premise in the Project, which is registered with MahaRERA bearing No. **P51800055142**, for the consideration and as per the terms and conditions, as more particularly described therein (the "**Booking Application**").

Congratulations!! You will be the proud owner of the above mentioned flat as we take pleasure in informing you that your above referred application has been processed by us in respect of the Flat.

In view thereof, the installment amount (*as stated in the Payment Schedule along with the Booking Application Form, enclosed herewith*), is due on April 14, 2024 and payable by you within a period of 14(fourteen) days from the date of receipt of this Demand Letter *i.e.*, on or before April 28, 2024, failing which, interest shall be levied on the outstanding dues, as enumerated in the Booking Application. The payment details are listed below:

<b>PARTICULARS</b>	<b>Amount (Rs.)</b>
Installment Amount	Rs.16,26,347/-
Add: GST	Rs.81,318/-
Total	Rs.17,07,665/-
Less: TDS	Rs.16,264/-
<b>Net Installment Payable</b>	<b>Rs.16,91,401/-</b>

We request you to make the payment of Rs.16,91,401/- (Rupees Sixteen Lakh Ninety One Thousand Four Hundred One Only) by either of the payment methods mentioned herein below:



1) NEFT/RTGS as per the details given below :

Name of the Beneficiary :	<b>Godrej &amp; Boyce Mfg. Co. Ltd</b>
Name of the Bank :	ICICI Bank Limited
Branch Address :	ICICI Bank Limited Godrej IT Park, Pirojshanagar, Vikhroli West, Mumbai 400 079.
Bank A/C No. :	777705868786
IFSC Code No. :	ICIC0001196
Type of A/C :	Current Account

OR

2) Cheque / Bank Draft in favour of “**Godrej & Boyce Manufacturing Company Limited**” payable at Mumbai may be forwarded to the following address :

**Godrej Construction**  
Sales Pavilion, Gate No.8,  
Next to GC Annex, Near Plant 13 Hubble,  
Pirojshanagar, Vikhroli East, Mumbai 400079,  
Maharashtra, India

Subsequent to making the payment of the amount, we request you to share the receipt/acknowledgment of the same to us vide an e-mail addressed to your Relationship Manager at maheshyk@godrej.com. In case of any queries, you can reach us on the above mentioned email or contact on 9702498159.

In our effort to enhance your experience with Godrej Construction, you may also contact Ms. Zeenat Jasnaik - Senior Manager at zeenat@godrej.com.

Further, kindly deduct TDS at 1% and furnish us with the TDS Certificate *i.e.*, physical copy of Form 16B in respect of the same within 15 days of making such payment. Delayed payment of TDS would attract penalty and interest by the Income Tax Department. Please note our PAN details **AAACG1395D** for your use and record.

We assure you of our commitment towards providing high quality services at all stages of your association with us, and look forward to an enduring and fulfilling relationship with you.

Yours faithfully,  
For **Godrej & Boyce Mfg. Co. Ltd.**

*K. H. Karanjawala*

Kaezad Karanjawala  
Vice President – Godrej Construction

Date: 16-03-2024

**Unit Details**

Tower	C 1	Carpet Area Kera (in Sq.mtr.)	72.24
Unit	1606	Exclusive Area (In Sq.mtr.)	6.15
Floor	16	Total Area (in Sq.mtr.)	78.38
Typology	2 BHK Supreme		
Basement Number	Parking Slot		
B2	B2-531		
0			
0			

**Sale Consideration**

Description	Amount (INR)
Flat/Unit Cost	3,25,26,925
Sale Consideration (A)	3,25,26,925

**Payment Plan**

Milestone	%	Amount (INR)	GST (INR)	Total	TDS (1% of Instalment Amount) Payable to Govt.	Total Instalment payable to Developer
Booking amount	5.00%	16,26,346	81,317	17,07,664	16,263	16,91,400
Balance Application Money within 30 days from Booking Date	5.00%	16,26,346	81,317	17,07,664	16,263	16,91,400
Agreement Registration				30,000		30,000
Within 50 days of booking upon execution of Agreement	10.00%	32,52,693	1,62,635	34,15,327	32,527	33,82,800
On Completion of 2nd basement floor slab (Raft Slab + 2 Slabs)	10.00%	32,52,693	1,62,635	34,15,327	32,527	33,82,800
On Completion of Plinth (Ground Level)	15.00%	48,79,039	2,43,952	51,22,991	48,790	50,74,200
On Completion of 3rd floor slab (amenity roof)	5.00%	16,26,346	81,317	17,07,664	16,263	16,91,400
On Completion of 10th floor slab	5.00%	16,26,346	81,317	17,07,664	16,263	16,91,400
On Completion of 17th floor slab	5.00%	16,26,346	81,317	17,07,664	16,263	16,91,400
On Completion of 24th floor slab	5.00%	16,26,346	81,317	17,07,664	16,263	16,91,400
On Completion of building terrace slab	3.00%	9,75,808	48,790	10,24,598	9,758	10,14,840
On completion of Building parapet wall	2.00%	6,50,539	32,527	6,83,065	6,505	6,76,560
On completion of the walls, internal plaster, floorings, doors and windows of the said flat	5.00%	16,26,346	81,317	17,07,664	16,263	16,91,400
On completion of sanitary fittings, staircases, lift wells, lobbies upto floor level the Flat is located	5.00%	16,26,346	81,317	17,07,664	16,263	16,91,400
On completion of the external plumbing and external plaster, elevation, terraces with waterproofing, of the building or wing in which the Flat is located	5.00%	16,26,346	81,317	17,07,664	16,263	16,91,400
On completion of lifts, water pumps, electrical fittings, electro, mechanical and environment requirements, entrance lobby/s, plinth protection, paving of areas appertaining and all other requirements	5.00%	16,26,346	81,317	17,07,664	16,263	16,91,400
On Application of Occupancy Certificate	5.00%	16,26,346	81,317	17,07,664	16,263	16,91,400
On Intimation of Possession and total estimated and tentative other charges	5.00%	20,84,145	1,45,541	22,29,686	20,841	22,08,845
<b>Total</b>		<b>3,29,84,724</b>	<b>16,90,570</b>	<b>3,47,05,295</b>	<b>3,29,847</b>	<b>3,43,75,447</b>

**Estimated Other Charges**

Description	Amount (INR)
Individual Maintenance Charges for 12 months	1,77,279
Common Maintenance Charges for 36 months	97,570
Club Maintenance Charges for 12 months	36,000
Legal Charges	9,330
Society Formation Amt	6,220
Share Money	1,000
Water & Electricity Charges	30,000
Corpus Amount	1,00,000
<b>Estimated other charges (B)</b>	<b>4,57,799</b>

**Government Levies**

Description	Amount (INR)
Stamp Duty Paid by Developer (Owner-Promoter)	
Registration Charges	30,000
Goods and Service Tax on AV (GST)	16,26,346
Goods and Service Tax on OC (GST)	64,224
<b>Total Govt. Levies incl. GST (C)</b>	<b>17,20,570</b>
<b>Total Sale Price Including Government Levies (A+B+C)</b>	<b>3,47,05,295</b>

**Explanation**

- \*This cost sheet forms a part of the Application Form. Applicants should comply with all terms & conditions including payment of Sale Consideration & other amounts/charges as provided under Application Form.
  - \*All figures are rounded to the nearest decimal. (1 square meter = 10.764 sq. ft.)
  - \*Note: Payment through payment links, QR codes or a Credit Card Machine is applicable for application moneys only. Additional charges if any applicable will be borne by the Applicant(s) solely.
  - \*\*Exclusive Areas\* means exclusive balcony/verandah /exclusive open terrace/exclusive area(s) appurtenant to the Flat as may be applicable, for the exclusive use of the Applicant.
  - \*Third Party Payments are not allowed.
  - \*The Applicant(s) shall not pay any amount towards any instalment by cash and/or deposit.
  - \*Areas, specifications, plans, images, and other details are indicative and subject to change as per revised approvals received from the authorities from time to time
  - \*Stamp duty will be paid by the developer- Godrej and Boyce Manufacturing Company Limited
  - \*Registration charges, and Other Government taxes, duties, and levies are to be borne by Applicant(s) on an actual basis. In case of levy of any development charges, LBT / EDC / IDC / LUC/MDC (Metro Development Charges), Swachh Bharat Cess, Krishi Kalyan Cess, Goods and Services Tax and/or any other levies/taxes /duties /cesses levied currently and/or in future by the authorities, then the same shall be borne by the Applicant(s).
  - \*\*Estimated Other Charges\* as mentioned above are tentative/provisional, based on estimates and subject to change, and are to be borne by the Applicant(s) upon demand from the Developer
  - \*The developer (Owner - Promoter) has the discretion to raise invoices for the milestones which has been completed/achieved irrespective of the sequence of milestones and prior to the structure completion.
  - \*As per the existing regulations (subject to any change as per the govt. regulation in future), the GST (goods and service tax) payable on the following components are as under
- | Component  | Rate of GST |
|--|-------------|
| Flat consideration   | 5%          |
| Maintenance charges  | 18%         |
| Legal charges/Society formation amount/Water & Electricity charges | 18%         |
- Estimated & Tentative other charges as mentioned above are tentative/provisional, based on estimates and subject to change, and are to be borne by the Applicant(s) upon demand from the Developer
  - \*Payment of each instalment, estimated other charges, government charges and/or such other charges is of the essence of the Agreement, upon its default shall attract interest to the Applicant(s) as detailed in the Application Form. Interest payable by the applicant /s would also attract GST as applicable.
  - \*All benefits arising under the provisions of Goods and Services Act and its rules thereof, in the form of Input Tax Credit or otherwise are already considered under the Sale Consideration and the Applicant agrees not to make any further claims or demand or dispute in respect thereof.
  - \*Payment of Taxes and Govt duties/levies/cesses are non-refundable.
  - \*The Applicant(s) has/have to deduct the applicable Tax Deduction at Source (TDS) at the time of making actual payment or credit of such sum to the account of the Developer, as per section 194IA of the Income Tax Act, 1961. Applicant(s) shall submit the original TDS certificate within the prescribed timelines mentioned in the Income Tax Act 1961
  - \*LUC shall mean land under construction tax which is payable to the competent authorities on actuals. This is an indicative amount and may vary based on the demand raised by the competent authorities.
  - \*Forfeiture of amounts will be in accordance to the terms of the Application Form / Agreement for Sale
  - \*Scanning Charges of the Consultant for registration will be applicable on actuals which has to be borne by the applicants and shall be extra.
  - \*All cheques/demand drafts/remittances should be issued/deposited in favour of " Godrej & Boyce Mfg. Co. Ltd." payable at Mumbai
  - \*The cheque dishonour charges payable for dishonour of a particular instalment payment cheque for the first instance shall be Rs. 5,000/- (Rupees Five Thousand only) and for the second instance shall be Rs. 10,000/- (Rupees Ten Thousand only). Thereafter no cheque will be accepted, and payments shall be accepted through Bank Demand Draft(s) only.
  - \*The Project is registered as "Godrej Vistas" with Maharashtra Real Estate Regulatory Authority (MahaRERA) bearing Registration No. P51800055142 available at website <http://maharera.mahaonline.gov.in>.
  - \*The project is being developed by Godrej and Boyce Manufacturing Company Limited ("Owner - Promoter") and Godrej Properties Limited has been appointed as the Development Manager for the Project by the Owner Promoter. Godrej Construction is a division of Godrej & Boyce Manufacturing Company Limited.

Primary Applicant

*[Signature]*

2nd Applicant

*[Signature]*

3rd Applicant