

Demand & Tax Invoice

01.06.2024

0002242753/DML/T742TO00101M0/Z3570
Invoice No:- RV24Z00100012462

Mrs. Sachi Mishra
Mr. Anuj Mishra
7w-block, Mig Keshv Nagar,
Sbi Usmanpur Branch, juhi Colony, Kanpur
Uttar Pradesh, Kanpur Nagar-208014
Ph: +919415134639
Place of supply: Maharashtra , State code: 27
RCM Applicable : No



Dear Mrs. Sachi Mishra,

The next milestone as per the payment schedule for your Unit No. TOWER 8-101, in TOWER 8 at LODHA WOODS, is now initiated.

Please make the following payments by 22.06.2024 for the fresh milestone. Past dues, if any, are payable as per respective due dates.

Particulars	Amount
Foundations	1,959,490.00
RCC works for Plinth	1,763,541.00
Add Previous Dues towards Consideration Value	1,959,490.00
Total Dues Towards Principal (A)	5,682,521.00

Particulars	Amount
CGST**	93,081.00
SGST**	93,081.00
Less GST Credit*	186,162.00
Total Towards Taxes, Interest & Admin Charges, Less Credits (B)	0.00

*CGST & SGST @ 2.50 % each (3.75 % less 1/3rd deduction for land as per Notn. No. 11/2017 r.w. 03/2019- Central Tax and State Tax)

GSTIN : 27AAACL1490J1ZG**SAC CODE : 995411**

For payments by Cheque/Pay Order/Demand Draft, please do ensure that the same is delivered to us at least 3 working days before the payment due date to ensure timely credit to your account and avoid interest and levy of penal charges.

"Under Section 194-IA of the Income-Tax (IT) Act, a buyer is liable to deduct and deposit 1% of the total consideration including other charges, as applicable, if the property value is above Rs.50 lakhs. Please make the Tax Deducted at Source(TDS) payment at the time of releasing payment to Lodha by logging into your IT portal and share the TDS Challan, Form 26QB and Form 16B with us within 7 days of the payment. On receiving the form 16B a credit will be passed towards your account. Please note that if TDS payment is delayed, penalties will be charged by the government. If you would like Lodha to assist you with the TDS payments, kindly reach out to us.

It is pertinent to note that non-payment / delay in payment of TDS attracts interest @1.5% per month and late fees charges of Rs 200 per day subject to the maximum of TDS default amount payable to the government authority which will have to be borne by you."

**GST of Rs.186162.00 (CGST @3.75 % - 93081.00 & SGST @3.75 % - 93081.00) shall be borne by developer

Macrotech Developers Limited: Lodha Excelus, NM Joshi Marg, Mahalaxmi, Mumbai 400 011, India T +91 22 6773 7373

Regd.Office: 412, Floor-4, 17G Vardhaman Chamber, Cawasji Patel Road, Horniman Circle, Fort, Mumbai 400 001, India

CIN: L45200MH1995PLC093041

Favouring Name for Principal and Tax Payment (Cheque and Netbanking) - **Macrotech Developers LTD Lodha Wood RERA Collection Account**

NEFT/RTGS/Wire Transfer towards	Bank Name	*Virtual Account Number	IFSC	Swift Code	Account Type
Principal / Taxes, Interest & Admin Charges etc.	YES BANK	SL0023WDT7422242753	YESB0CMSNOC	YESBINBBXXX	Current

*** Please note above virtual ID is linked to Escrow account 00017250000023 with ifsc code YESB0000001**

Request you to make online payment (NEFT / RTGS / IMPS / FUND Transfer / Wire Transfer etc.) of the total amount (A+B) to the above mentioned Virtual A/c. Number only.

Best Regards,
MACROTECH DEVELOPERS LIMITED

Please refer to the next page for FAQs and banker site visit timings.

This is an electronically generated letter and hence does not require any signature.

Frequently Asked Questions

1. **What are the modes of payments and how do I get the favoring details?**
 - a. Payments can be made via cheques, Demand Drafts or Online (RTGS /NEFT).
 - b. Favoring details are available on the Customer Self Service (CSS) Portal (myaccount.lodhagroup.in).
 - c. You can also call on our helpline number (+91.22.6716.1111) and select the payment option from the menu. Select option number 3 from the payment menu option to receive a SMS with the payment details.

Cheques and Demand Drafts:

 - a. Covering letter from bank and receipt received from bank post making payments for Demand draft need to be attached along with the demand draft.
 - b. Cheques and Demand Drafts can be dropped at our Head Office anytime at our payment kiosk. You can also courier your cheques to our Head Office at the mentioned address: Lodha Group, Lodha Excelus, NM Joshi Marg, Near Apollo Mills Compound, Mahalaxmi, Mumbai - 13.
 - c. Please ensure cheques reach us at least 3 working days and Demand Drafts reach us at least 2 working days before the due date to enable us to process the payment within the due date.
2. **Why do I need to make an online payment to the Virtual Account Number?**
 - a. The Virtual Account Number is linked to the bank account where you need to make the payment and is unique to your booking. This ensures error free identification and posting of your payment into our account and offers convenience as you can make a single payment of both principal and tax amounts to this account.
3. **Will Lodha FinCorp assist me with a bank loan and disbursements for all demands?**
 - a. We have a dedicated team that can assist you in procuring a home loan. You can email us at service.support@lodhagroup.com and our team will connect with you. The Lodha FinCorp team will assist you till
4. **What steps do I need to follow post payments are made by either me or the banker?**
 - a. Once you have made the payments, share the details on the following link to help us track your payments and update them: <https://myaccount.lodhagroup.in/s/payment-entry-form>.
5. **Where can I find the receipts of my current and previous payments?**
 - a. Receipts are sent to you on your registered email id.
 - i. A payment acknowledgement is sent immediately upon receipt of your payment details and e-receipt is sent within 2 working days.
 - ii. Copies of all previous receipts are available on the Customer Self Service portal as well.
6. **I have made a complete payment but the receipt shows only part adjusted. Please explain.**
 - a. Demands raised are to be honored by the purchaser on or before 15 days of the same being raised. Any delayed payment attracts interest until such date that the dues are honored.
 - b. In case your payment is delayed, the payment made by you will be first adjusted toward Delayed Payment Fee, then Interest charges, Taxes and then finally Principal. Hence it is important that your payment is received well within time.
7. **How can the banker visit the site for technical evaluation before disbursement of the demand?**
 - a. Banker site visits are scheduled at 11 a.m. every week, on the mentioned days only. Please ask your banker to carry his ID card/authorization letter from bank.
 - b. You do not need to call Lodha customer support to schedule the same.
8. **Do I get any benefit for advance payment?**
 - a. Yes, you will definitely benefit from making advance payments by earning a rebate which will help you by lowering the cost of the overall purchase. For more details you can login to our customer service portal (myaccount.lodhagroup.in).

Project	Day	SPOC name
LODHA WOODS	Thursday 11 a.m - 12 p.m	Mr.Sivaprasad - 9177755891 / Mr.Nadir - 9205098510