



Shree Developers

Date:02.07.2024.

To,
The Branch Manager
BANK OF MAHARASHTRA,
_____ Branch.

Dear Sir,

We confirm that we have sold **Apartment No. 2606** admeasuring **440.13 Sq. ft. Carpet Area as per rera** (excluding enclosed balcolony) on the **26th Floor, in Building No. 4,** the Building called "**UNIQUE VISTAS**" situated at at Gut No. 59A/2B, 59A/16B/1/1/1, 59A/16B/2/1/1 at Village Chitalsar, Manpada, Tal & Dist.: Thane., constructed by us to **Mr. Sanjeev Kumar Tiwari** for total consideration of **Rs. 76,43,000/- (Rupees Seventy-Six Lakhs Forty-Three Thousand Only)** under an Agreement for Sale Dated. **22.06.2024.**

The buyer has to make payment as under:

Cost of Land (undivided share)	Rs. _____/-
Cost of Construction	Rs. _____/-
Total Cost of Apartment	Rs. 76,43,000/-

1. We understand that Bank of Maharashtra has considered/is likely to consider the loan proposal of **Mr. Sanjeev Kumar Tiwari** and the amount will be disbursed in installments, depending upon the stage of construction and submission of proof of utilization of earlier installments.

2. We certify that

a) We have obtained necessary permission/approval/sanction for construction of s in the said building from the competent authority vide Sanction No. V.P. NO.S04/0019/10 TMC/TDD/2399/17 dated 16.11.2017 of Thane Municipal Corporation.

For SHREE DEVELOPERS


Authorised Signatory



Shree Developers

b) The construction of the building and of the sold/agreed to be sold is carried out in accordance with the approval vide sanction no. V.P. NO.S04/0019/10 TMC/TDD/2399/17 dated 16.11.2017 of Thane Municipal Corporation.

c) We confirm that we have no objection whatsoever to **Mr. Sanjeev Kumar Tiwari** mortgaging the house/ to Bank of Maharashtra as security for the amount advanced / to be advanced by the bank.

d)The title of the said land and the building thereto is valid clear, marketable and free from all encumbrances.

3. We enclose a sketch showing the pattern of the numbering of the block /building /floor and the Apartment.

4. We enclose a copy of the working drawing of the construction as at site.

5. We enclose Xerox copies of the building approval and planning permit.

6. We enclose Xerox copies (two) of the approved building plan complete set including site plan and key plan with the applicants shown in red

7. We have not borrowed from any financial institution for purchase of land or construction of building and have not created or will not create any encumbrances on the house/ allotted to him/her during the currency of the loan sanctioned/to be sanctioned by the Bank to him/her

8. We undertake to inform and give proper notice Co-Op. Housing Society as and when formed about the being so mortgaged and also request the said society to send the Share Certificate issued in favour of the purchaser directly to the Bank.

For SHREE DEVELOPERS


Authorised Signatory




Shree Developers

9. We undertake to inform the Bank before cancellation of the agreement made with the purchaser and will refund the money directly to the Bank.

Thanking you,
Yours faithfully,

For SHREE DEVELOPERS


Authorised Signatory

Please Note:

➤ INSTALLMENTS

Cheque in Favour : Shree Developers Unique Vista Bldg No. 4 Collection A/C

Bank Name : Axis Bank Ltd., Branch: Mira Road (E)
A/c. No. : 919020086903081 IFSC : UTIB0000573

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➤ GST PAYMENT

Cheque in Favour : Shree Developers GST A/C
Bank Name : Axis Bank Ltd., Branch: Mira Road (E)
A/c. No. : 919020086549290 IFSC : UTIB0000573



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Date: 02.07.2024

To
Mr. Sanjeev Kumar Tiwari

Sub: Booking of Apartment **No.2606, 26th Floor in Building No-4**, in the Project known as **Unique Vistas** situated at Gut No. 59A/2B, 59A/16B/1/1/1, 59A/16B/2/1/1 at Village Chitalsar, Manpada, Tal & Dist.: Thane.

Dear Sir/Madam,

We are pleased to inform you that we have **completed construction work upto 30th Slab** of your above mention Apartment. You are, therefore requested to contact our sales office immediately to complete further formalities.

This is for your reference that **as per the payment schedule due consideration of Rs.53,50,100/-** is due as per work progress, you have already paid us sum of **Rs.4,58,580/-** and sum of **Rs.48,91,520/-** remains to be paid to us as agreed.

You are requested to clear the amount Due within 15 days of receipt of this letter. In case if you fail to do so, we shall charge the interest for the delayed payment after the due date.

Thanking You,

Yours faithfully,

For **SHREE DEVELOPERS**

Authorised Signatory

Note: - **SHREE DEVELOPERS UNIQUE VISTA BLDG NO. 4 COLLECTION A/c No.:** -919020086903081, Bank Name: - **AXIS BANK LTD. Branch:** - Mira Road (East) IFSC Code: -UTIB0000573

Note: - **SHREE DEVELOPERS GST A/C No.:** -919020086549290, Bank Name: - **AXIS BANK LTD. Branch:** - Mira Road (East)



Shree Developers

COST SHEET OF: M/s SHREE DEVELOPERS

PROJECT NAME : UNIQUE VISTAS

LOCATION : MANPADA, GHODBUNDER ROAD, THANE (WEST)

FLAT NO. 4/2606	
Name :Mr. Sanjeev Kumar Tiwari	1 BHK
Carpet Area (USABLE)	490
Carpet Rate PSF	
Carpet Value	76,43,000
Floor Rise (If Any)	-
Total Flat Cost	76,43,000
Government Charges	
Stamp Duty @7.00%	5,35,010
Registration Fees	30,000
GST @ 5%	3,82,150
Flat Cost Including All Charges	85,90,160

Notes:

- 1 Floor Rise will be **Rs.27,000/-per floor** applicable from **11th Floor and Onwards**.
- 2 One Car parking will be allotted alongwith the Apartment.
- 3 Stamp Duty, Goods & Service Tax and Registration Charges levied by the State Government and/or the Central Government will be borne by the Apartment Purchaser only.It may vary from time to time.
- 4 **In future, if any tax is imposed by the State Government and/or the Central Government will be borne by the Apartment Purchaser only.**
- 5 The above Apartment Cost is exclusive of Maintenance Deposit which is applicable at the time of Possession as agreed.
- 6 One time Maintenance / Legal Charges, Society Formation Charges, Share Money shall be paid at the time of Possession.
- 7 The company reserves the rights to change the rates in future.

For SHREE DEVELOPERS


Authorised Signatory

Date : 22/05/2024

TO WHOMSOEVER IT MAY CONCERN

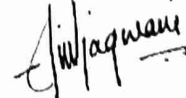
This is to certify that the project known as "UNIQUE VISTAS" is under construction on plot bearing Gut No.59A/2B, 59A/16B/1/1/1, 59A/16B/2/1/1, at village Chitalsar Manpada, Tal & Dist. Thane for M/s. Shree Developers.

Amended Plans on the above referred property has been approved by Thane Municipal Corporation under V.P. No. S04/0019/10 vide no.TMC/TDD/2399/17 dated 16/11/2017 for Building No.3: Lower Ground 1 + Lower Ground 2 + Lower Ground 3 + Upper Stilt + 1st to 29th floor, Building No.4: Lower Ground 1 + Lower Ground 2 + Lower Ground 3 + Upper Stilt + 1st to 29th floor, Building No.5: Lower Ground 1 + Lower Ground 2 + Lower Ground 3 + Upper Stilt + 1st to 29th floor & Amended Permission have been issued vide no. TMC/TDD/4128/22 dated 11/07/2022 for Sub Plot A - Building No.2 - Lower Ground + Stilt + 1st to 27th floors and Amended C.C. for the same have been issued for Building No.4 - Lower Ground 1, 2, & 3 + Upper Stilt + 1st to 29th floors & Building No.5 - Ground + Mezzanine floor (Commercial only).

As per the progress of work - Sub Plot A: RCC work completed for the above mentioned plot stated as below :-

Sr. No.	Building No.	Description	Const. Work Completion
1.	Sale Building No.4	RCC Work	up to 30 th Slab
2.		Block Work, Plaster Work, Flooring & Tiling Work	up to 11 th Floor

Yours faithfully,
For, 10 FOLDS
Architects & Consultants.



Ar. Anil H. Jagwani
Reg.No.CA/2001/27699.