

Date: 10th July 2024

To
Mr. Mayank Sah
B-1701, Rushi Heights,
Film City Road, Riddhi Gardens,
Malad (East), Mumbai-400 097.

Dear Sir/Madam,

Sub : Offer for sale on ownership basis of a residential flat bearing No. 1901 on 19th Floor in the Building designated as Building H in the complex known as Raheja Residency constructed by us on a portion of the land bearing CTS No. 827A/1A out of Survey No. 239 (part) of Village Malad (East), Taluka Borivli, Mumbai.

With reference to our discussion, we are pleased to offer you a flat on the terms and conditions mentioned hereunder:-

1. Name of the building - Building H, Flat No. 1901 on 19th Floor
2. Name of the project - "Raheja Residency", off General Arunkumar Vaidya Marg, Dindoshi, Malad (East), Mumbai-400 097.
3. Carpet Area - 62.89 square meters (RERA) and area of balconies of 4.92 sq. mtrs.
4. Consideration - Rs.2,29,00,000/- (i.e. Rs.45,80,000/- towards earnest money and Rs.1,83,20,000/- towards the balance consideration amount)
5. Terms of Payment - Immediate on acceptance of this offer.
- Out of the total consideration of Rs.2,29,00,000/-
1) 88% payable to us i.e. Rs.2,01,52,000/- favouring "Ferani Developers".
and
2) 12% payable to the Owner i.e. Rs.27,48,000/- favouring "Ferani Hotels Private Limited A/c. N. N. Wadia share"
3) The above payments of 88% and 12% is subject to deduction of appropriate TDS as applicable in law.
6. Validity of Offer - 30th July 2024, Subject to availability
7. Other amounts and charges towards outgoing etc. as may be stated in Ownership Agreement
8. Other terms and conditions as may be detailed in the Ownership Agreement

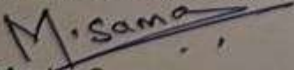
Working of the total amount payable

1. Flat Cost - Rs.2,29,00,000/-
2. Stamp Duty - Rs.13,74,200/- or as applicable
3. Registration - Rs.30,000/- or as applicable.
4. Taxes - Goods and Services Tax (GST) and/or any other taxes as applicable.
5. Other amount and charges towards outgoing etc. - As may be stated in the Ownership Agreement

We hope the above is in order and we are looking forward for confirmation from your end at the earliest. Should you require any further clarification, please do not hesitate to call on the undersigned.

With Regards,

For Ferani Developers
(A Division of Ferani Hotels Private Limited)


Megha Sama
General Manager -Sales

