

Possession Demand Letter

Customer ID: 0002235698

Date: 14 Aug 2024

Kailash Marbel Industries
205 Manek Smruti Above
HDFC Bank, Nehru Road
Vile Parle East
Mumbai 400057
Maharashtra India
Contact No. 09000000000

Dear **Ms. Kailash Marbel Industries**,

Greetings from Kothari Auto Parts Manufacturers Pvt Ltd.

We would like to congratulate you on your choice of a home at Raj Tattva - Thane. You will be happy to know that the project has received a wonderful response and, with your support, has redefined the landscape of the neighborhood forever.

We are committed to delivering excellence and are confident that the time and effort that has gone into the development will ensure a fulfilling and enriching lifestyle in your home.

We are pleased to herein offer your residence Phase 2 C-2403, Raj Tattva - Thane for handover. We would request you to refer to statement of final dues (detailed in Annexure A) and make the requisite payments by 28-Aug-2024, to enable us to initiate the process of handover of your residence.

For any queries or assistance required, please do get in touch with us at 8655904250 - Sagar Waradkar or write to us at crmtattva@rajeshlifespaces.com

As we enter the last leg of this journey, we would like to thank you for your belief in the project and for your continued support. We remain committed to putting in our best efforts to deliver a magnificent product to you and trust that the effort and time that have gone into the development will allow you to experience a truly differentiated lifestyle.

We value your patronage immensely and would like to assure you of our best services at all times.

Warm regards,

Kothari Auto Parts Manufacturers Pvt Ltd.

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

Important Notes:

- **Balance Payments and timeline:** Payments can be made via Cheque or Demand Draft with favoring details as mentioned in the Annexure A (**Favoring for payments:** The favouring for the mentioned dues would be "Kothari Auto Parts Manufacturers Pvt Ltd Escrow A/c"), and the same, along with supporting bank letter in case of Demand Drafts, can be sent via courier to our postal address: Customer Care, Level 1, Lodha Excelus, Apollo Mills Compound, N M Joshi Marg, Mahalaxmi, Mumbai – 400011.

We request you to identify your payments by writing your Customer ID, Building Name, Wing Name and Unit Number behind the Cheque/Demand Draft.

Please note that clearance of payments through cheque may take upto 5 - 6 working days, and clearance of online transfers may take upto 3 – 4 working days. Post clearance of all payments, we shall invite you to schedule a slot for completing the possession formalities and key handover. You can schedule your unit Key Handover visit 30 days from payments or 30 days from the due date whichever is later.

- **Common Area Maintenance Charges (CAM):**

These are charges for upkeep and maintenance of common areas as outlined below.

BCAM (Building Common Area Maintenance) – BCAM may be referred to as Building Common Area Maintenance Charges in your agreement. These shall mean: (i) the charges for the maintenance of the common areas of the Unit/ Building like lobby areas, lifts, staircases etc and (ii) Neighbourhood Linked Utility Charges, which shall include charges for the maintenance and upkeep of the Sewage Treatment Plant and maintenance costs incurred towards Solid waste management plant, which includes the process of waste collection, waste segregation, waste processing, waste recycling and disposing of the waste.

Note: These charges may appear in your Agreement for Sale as separate components like CAM charges.

FCAM (Federation Common Area Maintenance) – These shall mean the charges payable for upkeep and management of all common areas and amenities, including maintenance of central roads, temple, street lights on the central roads, recreational grounds and spaces, neighborhood security, landscape outside the society and domestic water network maintenance.

Please note that the aforesaid charges are only indicative and provisional in nature and are subject to change as per the actual costs incurred therein. All attempts are made to optimize costs while maintaining our aspiration of high quality service. Please note that the CAM charges in respect of the said Unit shall be applicable with effect from the CAM Commencement Date.

- **CAM Commencement Date:** The CAM charges in respect of the said Residence shall be applicable with effect from 45 days from the offer of possession or the date of key handover, whichever is earlier, and the same shall be recorded in your final possession documentation as well.
- **Property Tax:** This is a municipal tax on property imposed by the municipal authorities based on the projected value of the property as determined by them. The advance property tax being collected herein is provisional in nature and will be revised on the actual assessment of the same by the concerned municipal authorities. Please note that the property tax shall be applicable with effect from the CAM Commencement Date.

- **Development Charges:** Development charges are one-time fees imposed by lower and/or upper tier municipalities on land developers, home builders and institutions when they develop or build upon an area of land. The fees are intended to offset the cost of increased municipal services and infrastructure required due to population growth within the municipality, resulting from new development
- **Corpus Fund:** Is collected for the maintenance and upkeep of the clubhouse and swimming pool facilities
- **Advance Electricity Deposit:** This is towards advance electricity deposit for 6 months as the electric meter is not installed yet. In case of installation of meter prior to completion of the above 6 months, the balance deposit amount will be adjusted against BCAM.

Annexure A

Statement of Final Dues		Amount (Rs.)
A	Balance Consideration Value	17019598.0
a.	Consideration Value	17019598.0
b.	Interest on previously delayed payments (if any)	0.0
c.	Delayed payment admin charges (if any)	0.0
d.	Other dues	0.0
B	Society and Other Charges	1493291.0
a.	Share Money	650.0
b.	Building Common Area Maintenance (CAM)	211096.0
c.	Federation CAM	586853.0
d.	Administrative Expenses	0.0
e.	Legal	20000.0
f.	Infrastructure	0.0
g.	Club Membership (one time)	0.0
h.	Utility Connection & Related Expenses	30000.0
i.	Piped Gas Connection & related infrastructure	7000.0
j.	Club Usage Charges	332195.0
k.	Provisional Property Tax	89737.0
l.	Electricity Deposit Reimbursement	0.0
m.	Land Under Construction (LUC) Reimbursement	0.0
n.	Development Charges	71910.0
o.	Corpus Funds	119850.0
p.	Power Infrastructure	0.0
q.	Advance Electricity Deposit	24000.0
	Other applicable charges (if any)	0.0
C	Balance Taxes	514612.0
a.	Service Tax	0.0
b.	GST on Consideration Value & Other Charges	514612.0
D	Less: Credits	0.0
a.	Excess & MyGain	0.0
b.	GST savings	0.0
c.	Other Credits	0.0
	FINAL DUES PAYABLE (A+B+C+D)	19027501.0

GSTIN: 27AAACK4477C1ZN

- **Building Protection Deposit:** An undated cheque of Rs. 59350.0 shall be required against the same

B.b) Provisional charges @ Rs. 9.88 per sq. ft. for 18 months

B.c) Provisional charges @ Rs. 8.24 per sq. ft. for 60 months

B.k) Provisional Charges @ Rs. 4.2 per sqft for 18 months.

C.b) *CGST/SGST @ 0.50 % (0.75 % less 1/3rd deduction for land as per Notn. No 11/2017 r.w. 03/2019- Central/State Tax)

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

- Development Charges: - These charges are part of construction services. The GST rate applicable for this is 5%, in terms of Section 8 of GST Act, 2017
- Corpus Fund is being collected as Deposit and will be refunded to Society once it is formed.

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 Kothari Auto Parts Pvt Ltd 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.

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.

- Favoring for payments: The favouring for the above mentioned dues would be "KOTHARI AUTO PARTS MANUFACTURERS PRIVATE LIMITED", payable at Mumbai

Payment Modes	
Mode	Favouring
Cheque/Demand Draft/Pay Order	Kothari Auto Parts Manufacturers Pvt Ltd Escrow A/c
RTGS/NEFT	Kothari Auto Parts Manufacturers Pvt Ltd Escrow A/c Account #: 57500000040421 Bank Name: HDFC BANK IFSC code: HDFC0000543 SWIFT code: HDFCINBB MICR Code: 400240003

Easy Lease Services: If you would require assistance with leasing out your unit post taking the handover of your unit, our Leasing team can assist you. You can contact Raj Kumar @ 8452008084 or Amalprabh Fursule @ 9619702008 for more information in this regard.