



KIRAN INFRA DEVELOPERS

Date: 11.12.2021

To,

1. ROHINI RAVINDRA SAWANT,
2. RAVINDRA SHANKAR SAWANT

8TH Floor, 8C B Wing, CTS No.165 and 163 A,
White Spring, Rivali Park, Western Express Highway,
Magathane, Borivali East, metro Mall, Mumbai - 400066

Respected Sir/Madam,

Re: **Flat No.4801** comprising of **5 (Five)** Bedrooms, Hall and Kitchen in **TOWER D** of the building known as "**ALTA MONTE**" in the project known as "**ALTA MONTE AND SIGNET**" being constructed on property bearing C. T. S. Nos. 812, 813, 821(Part), 811 A/7(Part), 814, and 844 of Village Malad, Taluka Borivali situated at Malad (East), Mumbai- 400 097.

- A. We are the Allottee's in respect of **Flat No.4801** comprising of **5 (Five)** Bedrooms, Hall and Kitchen collectively admeasuring **1847 sq.ft.** equivalent to **171.59 sq.mt.** (RERA Carpet Area) alongwith exclusive use and occupation of Balcony admeasuring 225 sq.ft. equivalent to 20.90 sq.mt. on the **48th (Forty Eighth) floor** alongwith permissible amenities and **4 (Four)** car parking space/s (hereinafter be collectively referred to as "**the said Premises**") in **Tower D** of the building known as Alta Monte (hereinafter referred to as "**the New Building**") in the project known as "**Alta Monte and Signet**" being constructed on all that piece and parcel of land bearing C. T. S. Nos. 812, 813, 821(Part), 811 A/7(Part), 814, and 844 of Village Malad, Taluka Borivali situated at Malad (East), Mumbai- 400 097 (hereinafter referred to as "**the said Plot**").
- B. You have expressed your desire to purchase the said Premises at and for a total consideration of **Rs.6,36,22,000/- (Rupees Six Crores Thirty Six Lakhs and Twenty Two Thousand Only)** (hereinafter referred to as the "**Total Consideration**") [Inclusive of applicable Tax Deducted at Source (TDS)] out of which you have paid to us an amount of Rs.99,00,000/- (Rupees Ninety Nine Lakhs Only) (Rs.88,28,571/- towards Total Consideration payable in respect of the said Premises and Rs.10,71,429/- toward the applicable Goods and Services Tax) prior to the date hereof (receipt whereof we hereby admit and acknowledge) as part payment towards the Total Consideration and have agreed to pay the balance amount of the Total Consideration in accordance with the payment schedule enclosed herewith. In view of the aforesaid, we are issuing this letter to you to record the understanding arrived between us in respect of sale/transfer of the said Premises. The final terms and conditions pertaining to the payment of the Total Consideration along with the terms and conditions governing the sale/transfer of the said Premises will be mentioned in detail in the Agreement for Sale/Sale Deed/Deed of Transfer/Deed of Assignment/Conveyance Deed to be executed between us in due course of time.
- C. This Letter is issued to you for the sake of convenience only and shall not at any time be construed to be an Agreement for Sale/Sale Deed/Deed of Transfer/Deed of Assignment/Conveyance Deed or any



other document which shall result in transfer all of our rights, title and interest in the said Premises in your favour in accordance with the existing laws of India.

- D. You have been further informed by us that the detailed terms and conditions of sale of the said Premises shall be incorporated in the formal Agreement for Sale/Sale Deed/Deed of Transfer which shall be executed between us in due course of time.
- E. You have confirmed that you will become a member of the Society ("**the said Society**") which shall be formed of all the persons who shall be allotted flats in the said Building when formed by the Developer i.e. Era Realtor Private Limited (hereinafter referred to as "**the Developer**") and for such purpose you will sign all papers as may from time to time, be required by the Developer. You have also agreed to sign any other writing or writings and all necessary forms and papers for the purpose of formation and registration of the said Society. You will observe the rules and regulations that may from time to time be framed by the Developer for the purpose of management of the said building and the bye-laws, rules and regulations of the Society and amendments and modifications thereto from time to time.
- F. Additionally, it is agreed that on or before taking possession of the said Premises by you, in addition to the Total Consideration and other taxes, you shall pay and/or keep deposited (as the case may be) with the Developer various deposits/amounts as under:
- Maintenance Deposit: Rs.5,87,280/- (Rupees Five Lakhs Eighty Seven Thousand Two Hundred and Eighty Only) as may be decided / intimated at the time of execution of the Agreement for sale.
 - Other Charges: Rs.1,00,600/- (Rupees One Lakh and Six Hundred Only)
 - Refundable deposit (without interest) of Rs.2,00,000/- (Rupees Two Lakh Only) related to building maintenance or security/safety of the building.

The amounts mentioned herein are subject to variation due to change in charges or policies of Utility provider agencies or payment to be made to government or Municipal Corporation or other Public Body or authorities, etc.

- G. You shall be required to pay interest at the rate of 18% per annum on any amount that is due and payable to us beyond a period of 15 (Fifteen) days from the date the said amount became due and payable to us in accordance with the terms and conditions contained herein.
- H. Commencing a fortnight after notice in writing is given offering possession of the said Premises to you by the Developer, you will be liable to pay all outgoings, taxes, water charges, electric charges, security deposit, cess, etc. levied by the concerned authorities and maintenance charges in respect thereof irrespective of whether possession of the said Premises has been taken or not by you.
- I. You are aware that as per present statute Goods and Services Tax ("**GST**") is leviable/applicable on the consideration payable against the said premises to be mutually finalized between us, and consequently the purchase price payable by you to us in respect of this transaction shall proportionately increase to the extent of the liability of such taxes. You hereby undertake to pay the amount of GST as and when the demand is raised by us hereafter and further shall not dispute or object to payment of such statutory dues. Provided further that if on account of change/amendment in the present statute or laws, statutes, rules, regulations and policies or enactment of new legislation of



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new laws by the Central and/or State Government, GST or any other taxes become payable hereafter on the amounts payable by you to us in respect of this transaction and/or aforesaid taxes levied is increased on account of revision by Authorities, you shall be solely and exclusively liable to bear and pay the same and shall be responsible to bear and pay and/or reimburse to us, all statutory taxes, dues, levies and duties by whatever name called and/or of whatsoever nature including but not limited to GST levied/charged by the State and/or Central Government or any other competent authority in respect of this transaction including Agreements executed with you in respect of the said Premises at any time hereafter and you hereby agree and undertake to indemnify and keep us and our successors-in-title and assigns indemnified in respect thereof.

- J. We shall bear and pay the applicable Stamp Duty and Registration charges on the Agreement for Sale/Sale Deed/Deed of Transfer which may be executed in pursuance hereof.
- K. All letters, circulars, receipt and /or notices to be served on you as contemplated by this letter shall be deemed to have been duly served if sent to you by registered post A.D./Under Certificate of posting at your address known to us which will be sufficient proof of receipt of the same by you and shall completely and effectively discharged of our entire obligation. For this purpose you have given complete address specified hereinabove.
- L. This letter is being issued to you for the sake of convenience only and shall not be construed to mean a transfer under Transfer of Property Act and/or Maharashtra Ownership of Flats Act (MOFA), 1963.
- M. By putting your signature at the foot of this writing, you are confirming and agreeing the terms and conditions as mentioned herein.
- N. This Letter is being issued in Duplicate, one executed Original copy to be retained by you and one executed Original copy to be retained by us.

Yours truly,


FOR KIRAN INFRA DEVELOPERS LLP


(AUTHORISED SIGNATORY)



WE CONFIRM THE ABOVE,


ROHINI RAVINDRA SAWANT


RAVINDRA SHANKAR SAWANT
(PURCHASER/S)



KIRAN INFRA DEVELOPERS

Price Sheet - Alta Monte - D-4801	
Unit No.	D-4801
Floor	47
Type of Apartment	5 BHK
RERA Carpet Area (sq.ft.)	1847
Other Area(Sq.ft)	1985
Enclosed Balcony(Sq.ft)	225
Total Usable Area(Sq.ft)	1329
Scheme	CLP
Parking	4
Agreement Value(Rs.)	6,36,22,000
GST(Rs.) @12%	76,34,640
Registration Fee	30,000
Other Charges (excluding Maintenance Deposit and Building Protection Deposit)** (Rs.) at the time of possession	1,00,600
GST @ 18% (Rs.) on Rs. 1 lac (Other Charges - Rs. 600)	18,000
Grand Total (Rs.) (excluding Maintenance Deposit & Building Protection Deposit)**	7,14,05,240

<i>#GST, Government Taxes, Government Charges, Registration Fee, Registration Charges, Maintenance Deposit and Other Charges are subject to variation</i>
<i>**Maintenance charges for 12 months will be Rs .587280/- which shall be payable additionally at the time of possession. GST @18% shall also be applicable on maintenance charges. These are estimates and may be revised at the time of offer for possession</i>
<i>*Other Charges: Share Money, Society Formation and Registration of Society, Legal Charges, Water and Electric Meter Deposits & Installation Charges, etc.</i>
<i>Building Protection deposit amounting to INR2,00,000/- shall be payable at the time of possession. This shall be refunded to the individual through society.</i>
<i>Stam duty to be born by the seller.</i>
<i>Scanning charges and Agent Fee at the time of registration are extra</i>

Payment Schedule	Principle	GST	Total
Booking Advance	89,28,571	10,71,429	1,00,00,000
Within 30 days from Booking	44,64,286	5,35,714	50,00,000
On LOU	1,78,57,143	21,42,857	2,00,00,000
45 days from registration	3,23,98,786	38,87,854	3,62,86,640
Bareshell OC (Excluding Other Charges)	44,64,286	5,35,714	50,00,000
Total	6,81,13,071	81,73,569	7,12,86,640
Payment on Possession (Excluding GST)			
Building Protection Deposit			2,00,000
Advance Maintenance (12 Months)			5,87,280
Other Charges			1,00,600



Abhagwat

R. Rsawant *Signature*