

to the above mentioned flat situated at Mahapur Bembetta, Ghaziabad, Uttar Pradesh.

to the above mentioned flat.

Furtherance to our earlier letter dated 02-02-2019 inviting you to register the above said flat, we request you to provide us the following documents in order to start the process of execution of sale deed before handing over of possession.

- No Objection Certificate (NOC) from the Concerned Bank/Financial Institution if the loan has been availed to purchase the flat.
- Self Attested Copy of PAN Card of Allottee & Co-Allottee (if any).
- Proof of Address and Identity of Allottee and Co-Allottee (if any) - Copy of Valid Driving License, Voters Identity Card, Aadhar Card etc. may be given as proof of address and identity.
- Two Colored (Latest) Photographs of the Allottee and Co-Allottee (if any).
- Signature and Photo Attestation from any Bank for the Allottee and Co-Allottee (if any).
- Two Witnesses with their two photographs of each and their ID and Address Proof.
- TDS Certificate (Applicable in case of Flat Costing above Rs. 50 Lacs).

We also advise you to arrange for the requisite Stamp Paper. As per our knowledge, information and current circle rate/sale consideration, the amount of Stamp Duty comes out to Rs. 124000/- However, you are requested to verify the amount of Stamp Duty payable in respect of the above said flat from the Office of Sub Registrar, Ghaziabad, U.P. You may submit Stamp Papers of the requisite amount or alternatively tender Demand Draft/Bank Order of the requisite amount in favor of "SHCIL E Stamping Uttar Pradesh" payable at Ghaziabad with us. Further, the stamp duty value may change, if there is any change in the circle rate/valuation/tax/stamp duty rates before the Sale Deed Registration and in that situation, you will need to pay for the additional stamp duty and the company will not have any responsibility/liability in this regard.

Detail of Balance Payments

No.	Particulars	Amount (In Rs.)
1	Balance towards cost of flat including EDC & IDC	245528
2	PFMS	50000
3	Sinking Fund	30000
4	Advance Maintenance Charges for 18 months	17700
5	Prepaid Meter Cost	17700
6	Electricity Infrastructure Cost (3 KVA)	35400
7	Labour Cost	5800
8	Misc. Exp for Deed Writing & Other Sale Deed Registration Related Works	17700
9	Registration Fees to be paid by you at the time of Sale Deed Registration in Sub-Registrar's Office	As Applicable



COMMITTED TO FULFILL COMMITMENTS