

Fwd: Godrej Properties : Welcome Letter for GODONH1403

Arshinder Singh <arshinder5@gmail.com>

Mon 10-06-2024 11:00

To: MUKESH YADAV@8212449 <mukesh.yadav24@sbi.co.in>

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Regards,

Arshinder Singh
7347698037

----- Forwarded message -----

From: **Godrej Arista** <godrejarista.crm@godrejproperties.com>

Date: Fri, 7 Jun 2024 at 10:52 AM

Subject: Godrej Properties : Welcome Letter for GODONH1403

To: muskaanchadha22@gmail.com <muskaanchadha22@gmail.com>, arshinder5@gmail.com <arshinder5@gmail.com>

Date: 07/06/2024

To,
Mrs. Muskaan Chadha
Mr. Arshinder Singh

T 39 FIRST FLOOR,
RATAN NAGAR,
KAROL BAGH,
DELHI - 110005,
Delhi, India
7347698037

Dear Sir/Madam,

Greetings!

We are in receipt of your Application Form dated **6/06/2024 (Application Form)**. With great pleasure, we, Godrej Properties Limited, welcome you to **Godrej Aria & 101 (Vol-II)** (RERA Registration number no. 91 of 2023) (**Project**) as proud owners of your premium address in Sector 79, Village Naurangpur, Tehsil Manesar, District Gurugram, Haryana. You are amongst the fortunate few who can call this development their own. We bring you the group housing colony that suits your privileged lifestyle.

We are glad that you have chosen, Godrej Aria & 101 (Vol-II) as your place for your dream home. We endeavor to deliver complete value to you through extraordinary and imaginative spaces with a clear understanding of your needs. We, as you know, are reputed for our deep customer focus and insight.

We are pleased to inform you that **Puja Bhuyan** will be your dedicated Relationship Manager and one point of contact for all your queries and clarification concerning this booking. Coordinates are easily accessible on the "Reach Us" section available on the Godrej Properties Mobile App. The mobile app is one place for all your home-related information.

From easy access to construction updates, home loan support with our empanelled bankers, access to all your invoices and receipts to making a payment at a click of a button, all this and much more.

Appended are the Login steps to follow, so let's get you started:

Step1: Download the Godrej Properties Mobile App,



Step2: To log in for the first time, in the Homeowner section of the App, click "Forgot Password"

Step3: Enter your PAN Number and click "Send OTP"

Step4: You will receive the OTP via SMS on your registered mobile number. Enter the OTP and click "Confirm."

Step5: Now, you may set a password of your choice. Once done, you will be redirected to the login page, where you can log in on the Home Owners section using your PAN number as the username and password.

For technical assistance, use the Support option in the "Menu" option to route technical issues faced.

To raise a Service Request with your dedicated relationship manager, use the "Reach Us" ☐ "Write to Us" option.

Appended below is the booking information as per our records for your perusal and validation. In case of any changes or correction, please revert to us at the earliest with relevant details and documentation. In absence of any revert we shall consider these details as final and the same shall be incorporated in your Agreement for Sale.

Primary Applicant	Mrs. Muskaan Chadha
PAN Card	BIKPC9691L
Aadhaar No.	843619432694
Second Applicant	Mr. Arshinder Singh
PAN Card	FNPPS6509M
Aadhaar No.	719482534603
Communication Address	T 39 FIRST FLOOR, RATAN NAGAR, KAROL BAGH, DELHI - 110005, Delhi, India
Permanent Address	Ground Floor, Street No.3 Doriwalan East Park Road, Karol Bagh,

	delhi, 110005 Delhi
Contact Details	7347698037
Email id	muskaanchadha22@gmail.com

Details of your booked Unit:

Application date	6/06/2024
Application Unit No.	H1403
Source of Booking	Broker
Unit Number (Unit)	H1403
**Carpet area (square meters)	114.19
**Exclusive area (square meter)	27.42
# Total Area	141.61
Car Park Space(s) as per application form	

*"**Carpet Area**" shall mean net usable floor area of the Unit, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area appurtenant to the Unit for exclusive use of the Applicant and exclusive open terrace area appurtenant to the Unit for exclusive use of the Applicant, but includes the area covered by the internal partition walls of the Unit.

"Exclusive Areas**" shall mean exclusive balcony and/or exclusive open terrace and/or exclusive verandah appurtenant to the net usable floor area of the Flat/Unit and meant for exclusive use of the Applicant and other areas appurtenant to the Flat/Unit for exclusive use of the Applicant.

#"**Total Area**" shall mean the Carpet Area and Exclusive Areas collectively.

The process going forward is as follows:

1. Upon receipt of the Application Money (defined below), a receipt shall be issued to you.
2. The term Booking Amount shall mean 10% of the Total Price (as defined in Application Form) ("**Booking Amount**").
3. Upon completing the payment of the Booking Amount, payable as per the Application Form, an allotment letter shall be issued to you allotting the Unit (**Allotment Letter**) subject to you complying with applicable terms and conditions and an agreement for sale shall be executed between you and us which shall be duly registered (**Agreement for Sale**) as per the Applicable Laws (as defined in the Application Form).
4. Upon issuance of the Allotment Letter, a separate email will be sent to you sharing the bank details and the exact amount to be paid towards stamp duty and registration fees of the Agreement for Sale, as per Applicable Law.
5. You are expected to complete the registration formalities for your Unit within 15 days of receipt of Allotment Letter and the Draft Agreement for Sale.
6. Registration consultant fees and scanning charges on actuals to be paid by you to the registration consultant on the day of registration of Agreement for Sale.
7. All payments are to be made by you as per the payment plan agreed by you and annexed in the Application Form.
8. In the interim you will need to keep the following documents ready with you.
 - Passport size Photographs of each Applicant(s).
 - Original PAN Card and a photocopy of PAN Card of all Applicant(s)
 - Copy of Aadhar Card of all Applicant(s)
 - Proof of current residence and permanent address (Original and Photocopy: Passport/Aadhar Card/ Electricity Bill) of all Applicant(s)

Tax Deducted at Source (TDS) @ 1% (applicable if property value is above Rs.50,00,000/-) needs to be paid by you under Section 1941A of the Income Tax Act, 1961 with every invoice raised or every payment whichever is earlier, directly to the Income Tax Department on or before 30th of the month following payment towards Unit. Any failure to deduct or deposit TDS would attract interest & penalty as per provisions of the Income Tax Act, 1961.

9. Please ensure that Form 16 B duly attested is submitted to us after making the payments towards TDS, so that we can give you credit against the TDS payment made by you.
10. Please note that it's important to make timely payments within the respective due dates. All outstanding amounts beyond their respective due dates, payable by any party under this transaction shall levy an interest at the rate of (i) 2% (two percent) above the then existing SBI MCLR (State Bank of India – Marginal Cost of Lending Rate) per annum or (ii) such other rate of interest higher/ lower than 2% as may be prescribed under the Real Estate (Regulation and Development) Act, 2016 and Real Estate (Regulation and Development) Rules, 2017 made thereunder ("**Interest**") from the date they fall due till the date of receipt/realization of payment by the other party. GST (as defined under the Application Form) shall be applicable on Interest as applicable. Any overdue payments so received will be first adjusted towards statutory dues, then Interest and subsequently towards outstanding principal amounts.

Details for the cheque /draft payment:

Cheque /demand draft must be drawn in the favor of **GODREJ 101 PHASE 3 COLLECTION A/C**, for online payments please refer to the table below.

Online Payment Option:

Particulars	GODREJ 101 PHASE 3 COLLECTION A/C
Beneficiary's Name	GODREJ 101 PHASE 3 COLLECTION A/C
Beneficiary's Account No.	50200039830829
Bank Name	HDFC Bank
Branch Name	Mumbai
Bank Address	Mumbai, FORT-400001
IFSC Code	HDFC0000060

Please share the following details with us once you have made an online payment:

1. Unit Number and Applicant Name
2. Bank name and account number from which the payment has been made.
3. Transaction Code - the 22 digit UTR code is mandatory for us to identify the payments made by you and to update your payment records.
4. Transaction date.
5. Transaction amount.

The payments made by cheques are subject to realization. Date of actual credit shall be treated to be the date of realization of the cheque. In case payments are made online/RTGS it shall be your sole responsibility to provide the wire details to us. It is clarified that the payment date for a particular demand shall be construed as the date (or next working day if date of communication is not on a working day or after banking hours) on which you communicate the details of the said wire transfer/online payment in writing.

We will be happy to assist you throughout your journey with us and assure you of our best services always.

Should you have any queries or require any clarifications, please feel free to write to us **godrejarista.crm@godrejproperties.com** or call us on our toll free number **1800-102-5603** (Timings - 9:30 am to 6:30 PM IST).

We once again welcome you to our family & thank you for your association with us!

Wishing you the very best.

Thank you.

Regards,
Team Customer Centricity

Godrej Properties Limited

Annexure I

DETAILS OF TOTAL PRICE

Details of Pricing :-		
Sr.No	Particulars of Consideration	Amount (INR)
(i)	Towards the Carpet Area of Unit	24,168,702.50
(ii)	Interest Free Maintenance Security (IFMS)	85,000.00
(iii)	Common Area Maintenance	107,100.00
(iv)	Other Charges	3,040,875.00
A.	Cost of Property (COP) (i+ii+iii+iv)	27,401,677.50
B.	Taxes##	1,775,070.63
C.	Total Price of Property (A+B)	29,176,748.13

Annexure II

PAYMENT PLAN

S.No	MILESTONE	COP %
1	Application Money	Rs. 1,000,000.00
2	Within 7 days of booking	10.00 % - Booking Amount
3	Within 60 days of booking	10.00 %
4	Within 90 days of booking	5.00 %
5	On Completion of Top Floor Roof Slab	25.00 %
6	On Application of Occupancy Certificate	45.00 %
7	On Offer of Possession	5.00 %

