

PURE AWAS BUILDERS LLP

5th Floor, 526, Park Centra Building, Sector 30, Gurgaon, Haryana



DEMAND LETTER

Date : 21/04/2025

Unit No. : M-311

Applicant : Om Prakash Yadav

Applicant Address : HNO-114-115, near ex sarpanch house noorpur jharsa-122101

Co-applicant :

Subject : Demand raised on 10/03/2025 in respect of Unit No M-311 booked in our SHUBHASHRAY UPTOWN PHASE IV project.

1) This is with reference to your application dated 26/10/2024 regarding a residential unit in our project SHUBHASHRAY UPTOWN PHASE IV situated at Khasra No. 744 to 746, 750 to 760 , Village-DHIRIYAWAS , Alwar - 301707 Rajasthan.

You are here by requested to make the payment as per the details provided below:

| PARTICULARS | DEMAND AMT. | GST AMT. | AMT. RECEIVED | AMOUNT PAYABLE |
|-----------------------------|-------------------|-----------------|------------------|----------------|
| Booking Amount | 190000.00 | 1900.00 | 191900.00 | 0 |
| Builder Buyer Agreement | 190000.00 | 1900.00 | 191900.00 | 0 |
| Commencement of Foundation | 380000.00 | 3800.00 | 271650.00 | 112150 |
| Commencement of First Floor | 285000.00 | 2850.00 | 0.00 | 287850 |
| Total : | 1045000.00 | 10450.00 | 655450.00 | 400000 |

TOTAL OUTSTANDING 400000

2. Kindly make the above payment via Cheque, NEFT, IMPS or UPI in favour of **PURE AWAS BUILDERS LLP** payable at New Delhi/Gurgaon with the following bank details A/c-Name- PURE AWAS BUILDERS LLP A/c Number-923020056856752 IFSC CODE - UTIB0000131, Bank - AXIS BANK LTD, Branch-Axis Bank, Gurgaon.

3. In case you fail to deposit the said amount on or before 31/03/2025, interest at a rate of either SBIMCLR+2% or @10% per annum, whichever is lower, will be charged on all outstanding amounts until the date of payment or realisation of the said amount.

For any further assistance, you are requested to contact Mrs. Dixita Chotalia (or CRM Team) at 0124-4710430 or 9266626166 or email us at 'crm@shubhashray.com'.

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Notes:

1. If the cheque is dishonored for any reason, the applicant shall be liable to pay a penalty of Rs.1000/- per dishonoured cheque to the Developer.
2. GST on under-construction real estate at 1.5% that will be applicable on two-thirds of the value of the property. This will bring down the effective rate to 1% when calculated on the entire value. The rate of CGST and SGST calculated is 0.5% each

Thank you, and we assure you best of our services at all times.

PURE AWAS BUILDERS LLP

Authorized Signatory