

PURE AWAS BUILDERS LLP

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



DEMAND LETTER

Date : 03/05/2025

Unit No. : M-407

Applicant : Mahesh Mongia

Applicant Address : Home No.77, Khanpur, RPS Colony, Deoli, South Delhi, Delhi 110062

Co-applicant : N/A

Subject : Demand raised on **29/04/2025** in respect of Unit No **M-407** booked in our **SHUBHASHRAY UPTOWN PHASE IV** project.

1) This is with reference to your application dated **28/04/2024** 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	165000.00	1650.00	166650.00	0
Builder Buyer Agreement	165000.00	1650.00	166650.00	0
Commencement of Foundation	330000.00	3300.00	333299.98	0
Commencement of First Floor	247500.00	2475.00	234050.02	15925
Commencement Second Floor	247500.00	2475.00	0.00	249975
Total :	1155000.00	11550.00	900650.00	265900

INTEREST DUE 3464

TOTAL OUTSTANDING 269364

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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 **20/05/2025**, 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'.

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

A handwritten signature in blue ink, appearing to read 'Dixitalia', is written over a light blue rectangular background.

Authorized Signatory