

**N. ROSE DEVELOPERS PVT. LTD.**

NORTHERN HILLS, 1ST FLOOR , SHANTI NAGAR DONGRI SITE, S.V. ROAD, NEAR  
CELEBRATION HOTEL, MUMBAI, MAHARASHTRA, INDIA, PINCODE- 400068  
MAHARERA NO - P51800020350

Email ID - nrosedevelopers@gmail.com CONTACT NO - 9372898542

**Demand Letter**

To,

Date 16/12/2024

MRS. PRITI PARVINDER MALIK, MR. PARVINDER OMPRAKASH MALIK

D-116 ARPAN-2 SAMARPAN COMPLEX JESAL PARK BHAYANDAR EAST THANE - 401105

Mobile No. 9820716329

Email -

**Subject:** Allotment Of Flat No. '4603' on the '46' Floor in the Building 'Wing A' Having RERA Carpet Area of 1101.0 and type of unit 3 BHK of our Project 'Northern Hills' at 1625(PT), 1648(PT), 1653(PT), 1654(PT), 1657(PT) AND 1663 B(PT), OF VILLAGE DAHISAR TALUKA BORIVALI SITUATED AT SHANTI NAGAR DONGRI SITE, S.V. ROAD, NEAR SAMMELAN HOTEL, DAHISAR EAST, MUMBAI - 400068

We are glad to inform you we have completed work till the Installment No. 'NHL2-DL-10142' namely 'On Commencement of the 51st Slab' and now as per our payment schedule the Installment has become due, details of the payment including previous outstanding Amount if any, are given as under.

Member Code	C-23-09-001	Total Unit Amount	2,60,52,998.00	Grace Days	7.0
Unit No/ Flat No.	4603	Total Installment Due Till	1,92,79,219.00		
Booking Date	31/08/2023	Current Particular Due	5,21,060.00		
GSTIN No.	27AACCN5680J1Z4	Till Date Due Percentage	74.00 %		
Installment Date	16/12/2024	Current GST Amount	26,054.00		

Payment Type	Due Amount	Received Amount	Total Balance
Installment	1,92,79,219.00	1,82,37,099.00	10,42,120.00
GST	9,63,972.00	9,11,864.00	52,108.00
Total	2,02,43,191.00	1,91,48,963.00	10,94,228.00

**Bank Details for Installment**

Name of Beneficiary	N ROSE DEVELOPERS PVT LTD		
Name of Bank	STATE BANK OF INDIA (IN)	Branch	BORIVALI WEST
Beneficiary account	38493247900	IFSC Code	SBIN0015781

**Bank Details for Tax**

Name of Beneficiary	N ROSE DEVELOPERS PVT LTD		
Name of Bank	STATE BANK OF INDIA (TAX)	Branch	BORIVALI WEST
Beneficiary account	39686364550	IFSC Code	SBIN0015781

If you have already paid the said amount, Please ignore this letter or if there is any discrepancy in the amount shown due from you as above or in case you have paid excess amount than shown herein above kindly bring this to our notice immediately with payment receipts issued to you, to enable us to reconcile your account statement.

Please note that if you fail to pay the said amount within seven days you will be liable to pay stipulated interest rate as per Maha RERA in respect of amount due to us and interest @ State Bank of India Highest Marginal Cost of leading rate (MCLR) plus 2% in respect of delay in payment of gst we therefore once again request you to pay the said amount before due date to avoid payment of interest.

**NOTE:-**

1 As you are aware, any person purchasing an immovable property has to deduct TDS @ 1% (if property value or Stamp Duty value is Rs. 50 Lakh or above) as per section 194 IA under Income Tax Act 1961 and make payment thereof by following payment procedure prescribed by the Income Tax (IT) Department. TDS is to be deducted by the customer on Consideration Value + Society & Other Charge.

2 Please note that if the cheque is dishonoured for any reason, then you shall be charged Rs. 750/-, which shall be payable by you separately to us.

3 Please note failure to pay GST on time can result in interest charges 18%, which can increase the amount owed significantly. Additionally, late payment of GST can negatively impact your credit rating and ability to obtain future loans or credit. Please take immediate action to pay the GST amount to avoid any further charges or penalties.

\*\* This is a computer generated letter Signature not required. \*\*



**Shantanoo Rane & Associates**  
**ARCHITECTS AND INTERIOR DESIGNERS**

Office: 802-B, 8th Floor, 'B' Wing, Grande Palladium, Near Mercedes Benz Showroom,  
Metro Estate, 175, CST Road, Kalina, Santacruz (East), Mumbai - 400 098.  
Tel.: 022-66042300 E-mail : srarchitects@hotmail.com  
Regd. No. CA/98/22684

Date : 16.12.2024

**TO WHOM SO EVER IT MAY CONCERN**

**Sub:-** Commencement Certificate of 51<sup>st</sup> R.C.C. Slab in Proposed Sale Building No. 6 (A Wing) known as **"NORTHERN HILLS Building No. 1"** on the plot bearing CTS No. 1625(pt). 1648(pt). 1653(pt). 1654 (pt). 1657(pt) & 1663/B (pt) of Village Dahisar. at Shanti Nagar Zopadpatti. Dongri. S.V.. Road. Dahisar (East). Mumbai – 400 068.

**Ref : -** SRA/ENG/R-N/MHADA/0004/20060203. Dated: 09<sup>th</sup> August. 2024.

Sir,

With reference to the above mentioned subject I hereby state that the 51<sup>st</sup> R.C.C Slab work has been commenced of Sale Building No. 6 (A Wing) known **"NORTHERN HILLS Building No. 1"** on plot bearing CTS No. 1625 (pt). 1648 (pt). 1653 (pt). 1654 (pt). 1657 (pt) & 1663/B (pt) of Village Dahisar. at Shanti Nagar Zopadpatti. Dongri. S. V. Road. Dahisar (East). Mumbai – 400 068.

The above work has been completed under my supervision as per the Amended Plans sanctioned u/no. SRA/ENG/R-N/MHADA/0004/20060203. Dated: 09<sup>th</sup> August. 2024.

Yours Faithfully.

**For, M/s. Shantanoo Rane & Associates**

