

Date: 20/06/2016

To

Mr. Anil Gogia

R/o: C/o Mr. Lokendra Singh, I-903, SPS Residency, Plot No.

18B, Vaibhav Khand, Indrapuram,, Ghaziabad -

201010, U.P., India , INDIA

Mob: 9818367602

CoApplicant:

Ref : Unit No./Flat No: D103

Sub : FINAL DEMAND LETTER

Super Area : 1340

Dear Sir/Madam,

Greetings from **Gulshan Homz**.

We are glad to offer you the possession of your above mentioned flat in **PHASE-I** in our Project **GULSHAN IKEBANA**. We are also sending you the final demand of your aforesaid flat.

Calculation of total amount payable by you till 20-Jul-2016 are as under:

S. No.	Particulars	Amount	Service Tax	Total
A	Details of payment due to increase in area of flat (N/A)			
	Unit cost of Flat	0	0	0
	Total (A)			0.00
B	Previous demand outstanding	2.00	0.00	2.00
C	At the time of offer of possession	358,450.00	28,793.00	387,243.00
D	Other Charges			
	PREPAID DUAL ELECTRONIC ENERGY METER CHARGES	25,000.00	3,750.00	28,750.00
	WATER AND SEWER CHARGES	12,646.00	0.00	12,646.00
	IGL CONNECTION CHARGES	7,800.00	0.00	7,800.00
	INTEREST ON DELAYED PAYMENT AS ON 31.03.2016	1,776.00	0.00	1,776.00
	PROPERTY SHARE IN CONNECTION WITH PVVNL	10,184.00	0.00	10,184.00
	Total (D)			61,156.00
	Total (A+B+C+D)			448,401.00

Any Delayed Payment will attract an interest @18% per annum from due date. Interest will be levied till the date of actual settlement of accounts.

Cheque to be issued in favour of **GULSHAN HOMES AND INFRASTRUCTURE PRIVATE LIMITED,,**

S. No.	Particulars	Per. Sq.ft	Amount
E	INTEREST FREE MAINTENANCE SECURITY (IFMS)	25	33,500.00

The remittance of IFMS will be in favour of **GULSHAN HOMES AND INFRASTRUCTURE PRIVATE LIMITED,,**

S. No.	Particulars	w.e.f	To	Total
F	Advance Maintenance charges including service tax	01-Oct-2016	30-Sep-2018	92460

Cheque for Advance Maintenance charges to be issued in favour of **Gulshan Ikebana Maintenance Committee.**

S.No.	Particulars	w.e.f	To	Total
G	Advance Club Usage Charges including service tax	01-Oct-2016	30-Sep-2018	23000

Cheque for Advance Club Usage charges to be issued in favour of **Gulshan Ikebana Maintenance Committee.**

Please read Annexure-1, which is the detailed description of all charges as mentioned above.

Please comply the provisions of Section-194-IA of the Income Tax, 1961, subject to applicability in your case.

Please ignore the demand if the amount has been already paid.

Thanking You

For GULSHAN HOMES AND INFRASTRUCTURE PRIVATE LIMITED

Sales Team

E. & O.E.

PAN NO: AADCT7050K
Service Tax No: AADCT7050KSD001

Annexure - 1

1. Interest On Delayed Payment :

All delayed payments will attract interest charges @ 18% per annum

2. Interest Free Maintenance Security (IFMS) :

Allottee is also liable to pay Interest Free Maintenance Security @ Rs 25.00 per square feet.

The remittance will be in favour of **GULSHAN HOMES AND INFRASTRUCTURE PRIVATE LIMITED,,**

3. Advance Maintenance Charges :

You shall remit in advance, maintenance charges @Rs 2.50/- per sq ft per month for 24.00 months along with applicable service tax w.e.f 01-Oct-2016.

The remittance will be in favour of Gulshan Ikebana Maintenance Committee.

4. Advance Club Usage Charges :

You shall remitt in advance club charges @Rs 1000 /-per flat for 24 months along with applicable service tax w.e.f 01-Oct-2016.

The remittance will be in favour of Gulshan Ikebana Maintenance Committee.

5. Prepaid dual electronic energy meter charges

Electronic dual meter charges are payable @Rs 28,750.00/- per flat.including applicable service tax.

6. Water and Sewer Charges

At present, Noida Authority has raised the demand of Rs 12,646.00/- per flat/one time. The same may payable by you in future also, as and when demanded by Noida Authority on proportionate basis.

7. Property share in Connection with PVVNL

The calculation is based on the expenses towards the payment to PVVNL for sanction of load (5000 KVA). Calculation is based on per sq ft basis of the flat.

8. Power Backup Charges

Every flat owner is liable to pay Power backup charges @ 17.61/- per unit (consumed) from the date of handing over of their flat (Calculated on the basis of fuel price as on 01-Apr-2016). However, Power backup unit rate may be revised from time to time depending on the cost of input including diesel prices.

9. Holding/Watch and ward charges

Company will charge Holding /Watch and ward charges @ Rs 5/- per sq ft per month in addition to monthly maintenance charges (only for those who will not take the physical possession of their flats after 3 months from the date of issue of this letter).

10. Property tax and other taxes

You are liable to pay property tax and other taxes, if any, payable on your flat to the concerned authority as and when demanded by them.

11. Extra Facilities:

Extra facility requested by any customer (additional power backup/additional PVVNL load/additional car parking) will be provided on first come first serve basis at a price decided by company at its sole discretion and these services once availed are non-refundable and transferable only along with the flat/unit.