

Amendment Approval

Date	18-07-2022
Company Project	M3M Urbana Business Park
Unit Owner CP Name	Mr. Sanjeev Malik
Unit No. Reg. No.	UBP/NT/O/10L/3A UBP/NT/O/10L/2A, UBP/NT/O/10L/2B, UBP/NT/O/10L/2C UBP/NT/O/10L/2D, UBP/NT/O/10L/1A, UBP/NT/O/10L/1B, UBP/NT/O/10L/3B
Subject Deviation	Post-Handover
Approval Sought For:	Post-Handover
Previous Approval	301-M3M-34/SL-308/URB-1 /28/4/2022
Tax Loss (if any) Impact In Rs.	N/A
Earlier Benefits/Waiver Given	N/A

Background Information (In Brief): Client has booked 8 units in M3M Urbana Business Park, unit numbers mentioned above. Client's last contribution was received on 16th May, 2022 and possession was given on 16th July, 2022. Request you to kindly approve for the post-handover amount of Rs. 62.5/- per sq.ft. From 16th May, 2022 to 31st July, 2022 for all the above said units.

Observation | Remarks of Legal (If Required)

- No dues against any units, Physical possession was given on 16th July, 2022.
- Approval sought for post-handover payout of Rs. 62.5/- per sq.ft. From 16th May, 2022 to 31st July, 2022
- Post 1st August, 2022 actual signed lease shall be paid
- Registration cheques are banked and shall be cleared by 20th July, 2022. Post that Registry shall be done.

Recommendation of TL | HOD:

Kindly request to approve the same.

Approval Level	Name	Remarks (if Any)	Signature
Proposed by (TL)	Ms. Riya Garg		
Approved- by	Mr. Deepak Kapoor		
Approved- by	Mr. Gaurav Jain		
Approved - by	Mr. Harkesh Jolly		
Approved- by (Committee)	Mr. Sorabh Kumar		
Approved - by (CSO)	Mr. Ajay Nambiar		

Recommendation | Observation of Committee (if not in agreement):

Note for Approval

Date	05-04-2022
Company Project	M3M URBANA BUSINESS PARK
Unit Owner CP Name	Mr. Sanjeev Malik
Unit No. Reg. No.	UBP/NT/O/10L/1A, 1B, 2A, 2B, 2C, 2D, 3A, 3B
Subject Deviation	Allotment
Approval Sought For:	Allotment
Tax Loss (if any) Impact In Rs.	N/A
Earlier Benefits/Waiver Given	N/A
Previous NFA (attach copy) No	N/A
Lease Document Status	N/A
Possession Document Status	N/A
Opportunity Loss (If any)	N/A

Background Information (In Brief):

1. Allotment for below mentioned units in M3M Urbana Business Park.

Observation / Remarks of Legal (If Required)

N/A

Recommendation

Unit	Land Value / Sq. Ft.	Rate	TCV	Possession Charges	On Booking	Within 30 days of Booking
UBP/NT/O/10L/1A	1140.89	3700	42,21,293.00	Inclusive in TCV	2,00,000.00	Balance Payment
UBP/NT/O/10L/1B	766.16	3700	28,34,792.00	Inclusive in TCV	2,00,000.00	Balance Payment
UBP/NT/O/10L/2A	656.48	3700	24,28,976.00	Inclusive in TCV	2,00,000.00	Balance Payment
UBP/NT/O/10L/2B	616.31	3700	22,80,347.00	Inclusive in TCV	1,00,000.00	Balance Payment
UBP/NT/O/10L/2C	616.31	3700	22,80,347.00	Inclusive in TCV	1,00,000.00	Balance Payment
UBP/NT/O/10L/2D	460.63	3700	17,04,331.00	Inclusive in TCV	1,00,000.00	Balance Payment
UBP/NT/O/10L/3A	464.59	3700	17,18,983.00	Inclusive in TCV	1,00,000.00	Balance Payment
UBP/NT/O/10L/3B	621.61	3700	22,99,957.00	Inclusive in TCV	1,00,000.00	Balance Payment
	5342.98		1,97,69,026.00			

Conclusion:

1. Allotment to be processed as per below terms:-
2. Additional rebate of Rs 774/Sq.ft. (each unit) to be given.
3. Client has paid amounting Rs 11,00,000 to be adjusted as booking amount as stated in table above.
4. Post-handover as per actual signed lease, to commence from 1st April'2022

Sl. No.	Date	Particulars	Amount
5.	06-Feb-22	077758 M3M Urbana Business Park, UBP/NT/O/10L/1001a,b 1002a,b,c 1003a,b, M3M India Pvt Ltd Urbana IT Phase 2 Escrow A/c	11,00,000.00

Note : Fund Transfer of Rs. 1,11,00,000, the details of which are tabulated in table 1 below, to be transferred to Units UBP/NT/O/10L/1A, 1B, 2A, 2B, 2C, 2D, 3A & 3B, as per details in Table 2, without any deductions. There is no GST Loss to the company on the fund transfer. No Gifts have been given to the Client /CP. Admin charges and interest if any to be waived off

TABLE 1

Sr. No.	Cheque No	Favoring	Bank	Amount	Dates
1	067304	Broadway Collection A/C	Bank of Maharashtra	1,00,000	18-2-20
2	067303	M3M India Pvt. Ltd.	-Do-	30,00,000	18-2-20
3	077726	M3M India Pvt. Ltd	-do-	19,00,000	18-2-20





