

**Demand Letter Cum Service Invoice**

Print Date : 30-Dec-2017

Mr. MANISH KUMAR

110 INDUS INNOVA, CURVEY -53 BEHIND H.P.  
 MAHADEVAPURA  
 BANGALORE-560048  
 INDIA

Mobile No.9886281458

GSTIN No. :

CIN: U70200DL2011PTC214428  
 Customer Code : GR/APP/01115  
 Invoice No. : GR/INV/17-1801405  
 Invoice Date : 13-Dec-2017  
 Service Tax No. : AADCN5663NSD003  
 Project Name : GREENARCH  
 Tower : ROSEBERRY  
 Unit No. : K-1801  
 Area : 1,695.00 Sq. Ft  
 Booking Date : 21-May-2016  
 GSTIN No. : 09AADCN5663N1ZU  
 Place of Supply : U.P

Subject : Installment Due for Unit/Flat in GREENARCH GH-10A, SEC- TECHZONE- IV Greater Noida (West) NOIDA U.P

Dear Sir / Madam,

With reference to your booking of above-mentioned Unit/Flat the following amount is due as per our record.

Due Date	Description/Invo ice No	Charge Type	SAC Code	SAC Desc	Charge Amount [A]	Tax Amount [B1]	Swachh Bharat Cess [B2]	Krishi Kalyan Cess [B3]	SGST	CGST	Amount Due in ' C [A+B1+B2+ B3]	Amount paid in ' [D]	Amount Payable in ' E [C-D]
21-May-2016	At the time of booking/GR/INV/1 6-1700058	Basic	995411	CONSTRUCTION SERVICES	610,000.00	21,351.00	762.00	0.00	0.00	0.00	632,113.00	632,113.00	0.00
20-Jun-2016	1st Installment within 30 days of Booking/GR/INV/1 6-1700057	Basic	995411	CONSTRUCTION SERVICES	1,830,000.00	64,051.00	2,287.00	0.00	0.00	0.00	1,896,338.00	1,896,338.00	11,000.00
28-Dec-2017	At the time of possession/GR/IN V/17-1801405	Basic	995411	CONSTRUCTION SERVICES	3,660,000.00	0.00	0.00	0.00	0.00	0.00	4,099,202.00	146,400.00	3,952,802.00
28-Dec-2017	At the time of possession/GR/IN V/17-1801405	IFMS			42,375.00	0.00	0.00	0.00	0.00	0.00	42,375.00	0.00	42,375.00
	Amount Payable										2,663,851.00	4,006,177.00	
	Interest Due Till Date										0.00	0.00	0.00
	Total Amount				6,142,375.00	85,402.00	3,049.00	0.00	0.00	0.00	6,670,828.00	2,663,851.00	4,006,177.00

You are requested to kindly clear the dues of ` 4,006,177.00 (Rupees Forty Lakhs Six Thousand One Hundred Seventy-Seven Only) by Demand Draft / Cheque drawn in favour of "NEW WAY HOMES Pvt. Ltd." payable at New Delhi, on or before 28-Dec-2017.

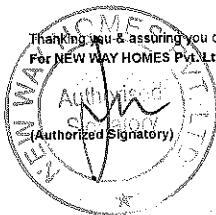
If the value of your flat is more than Rs. 50 Lacs. Therefore you are liable to deduct & deposit TDS @1% of charge amount (C) U /s 194IA amounting to Rs. 37,024.00. You are requested either to deposit the same in Govt a/c and give us TDS deposit certificate along with balance cheque of Rs. 4,104,553.00 or remit separate cheques for Rs. 37,024.00 & Rs. 4,104,553.00 respectively to us.

An interest of 12% p.a. Compounded quarterly shall be payable on all delayed payments. However, if the customer(s) fails to pay interest on delayed payments, the same shall be charged by the company on next installment due / at the time of transfer / at the time of possession of aforesaid unit on or before 28-Dec-2017.

**Note :**

- For any delayed in the payment interest will be charged 12% p.a.
- Service Tax is applicable as per Govt. Noms.
- Cheque/DD/RTGS should be in favour of "NEW WAY HOMES PVT. LTD."
- For RTGS Yes Bank a/c no. 0003662000000069, IFSC CODE. YESB0000172
- Helpline No. 8377008909/8010442200. E-mail ID : crm@newwayhomes.in
- Kindly inform us regarding any change in your address, telephone no., e-mail ID.

Thanking you & assuring you of our best services always.  
 For NEW WAY HOMES Pvt. Ltd.





NEW WAY HOMES Pvt. Ltd.

C-405, SHEIK SARAI  
NEW DELHI DELHI - 110017  
Phone No. -8377008909

### CREDIT NOTE

Credit Note No : GR/GSTCrV/0538  
Credit Note Date : 30-Dec-2017  
Credited To : Mr. MANISH KUMAR (GR/APP/01115)  
GSTIN No. : GSTIN No. : 09AADCN5663N1ZU  
Place of Supply : U.P

110 INDUS INNOVA, CURVEY -53 BEHIND H.P MAHADEVAPURA,  
BANGALORE - 560048,  
INDIA  
Mobile No. 9886281458

Amount : ₹ 146,400.00  
Amount In words : Rupees One Lakhs Forty-Six Thousand Four Hundred Only

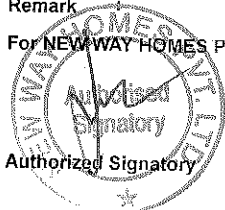
#### Property Details

Project Name	: GREENARCH	Area	: 1,695.00 Sq. Ft
Tower Name	: ROSEBERRY		
Unit No	: K-1801	Unit Category	: Residential

S. No.	Credit Note Details							Amount
1	Credited By Company Against GST BENIFIT							146,400.00
							Total:	146,400.00
Account Head	Event Name	SAC Code	SAC Desc	SGST Amount	CGST Amount	Base Amount	Tax Amount	
Basic	At the time of possession	995411	CONSTRUC TION SERVICES	7,843.00	7,843.00	130,714.00	0.00	146,400.00
							Total:	146,400.00

Remark

For NEW WAY HOMES Pvt. Ltd.



**OFFER FOR FIT-OUT/POSSESSION**

Ref. No.: GR/APP/01115, Flat No. K-1801/Tower ROSEBERRY/GREENARCH

Dated : 30-Dec-2017

To,  
Mr. MANISH KUMAR  
R/o 110 INDUS INNOVA, CURVEY -53  
BEHIND H.P MAHADEVAPURA  
BANGALORE - 560048  
INDIA  
Contact No. 9886281458

Sub: Offer for Fit-Out/Possession of the Apartment No. K-1801 on 18th Floor , allotted to you in the Project 'GREENARCH' situated at GH-10A, SEC- TECHZONE- IV Greater Noida (West) NOIDA U.P

Dear Sir(s)/ Madam,

We are pleased to inform you that Apartment No. K-1801 on 18th Floor, in Project "GREENARCH" situated at Plot No GH-10A, SEC- TECHZONE- IV Greater Noida (West) GH-10A, SEC TECHZONE - IV Greater Noida (West) NOIDA U.P is on verge of its Final Finishing, it is clearly mentioned in the Booking application form as well as in the Allotment letter that Final Finishing will be done during the FIT-OUT period in your presence, if so desired. The Final Finishing will be done after completing the requisite formalities mentioned herein. In past it has been observed that in some projects where we have completed the final finishing and on account of delay on the part of the allottee(s) the finishing gets deteriorates with the span of time, as many of the buyers takes time in arrangements of funds for final payment and other expenses too. Hence you are advised to visit our Site Office at GH-10A, Sec -Techzone IV Greater Noida (west) on any day as per your convenience since the office is open on all days between 10.30 a.m. to 5.00 p.m. You are requested to complete the requisite formalities in this regard as mentioned below, so we can proceed with final finishing of your Apartment.

**1. Following documents are required to be submitted.**

- a. Photocopy of Allotment Letter self attested by each allottee two sets.
- b. Photocopy of PAN card and one other id proof of each allotteeself attested.
- c. Photocopy of NOC of the bank/ financial institution if availed the loan, No Objection Certificate \* from the Bank/Financial Institution/Employer Concern in case availed the loan.  
Note:- If doesn't have a Bank/Financial Institution loan, Please bring your original Allotment Letter.
- d. Six nos. latest passport size photograph of each allottee.
- e. One family photo for security data.

2. You are required to clear all dues including interest accrued on delayed payment in respect of your allotted Apartment as per attached Demand Sheet and obtain the **No Dues Certificate** from our Office for the same.
3. In case your said Unit is financed by banks/Financial Institution/Employer then you are requested to obtain '**No Objection Certificate**'\* from the Bank/Financial Institution/Employer concerned. No Objection Certificate is required for the confirmation of up to date due clearances and also will be required for the execution of sub-lease deed by GNIDA.
4. Pursuant to the commencement of U.P. Apartment Act 2010 the membership of Association of Apartment Owner (A.A.O) has been made mandatory and in this regard you are required to deposit a membership fee of Rs.1000/- as prescribed. The said amount will be paid by way of cash, a receipt for the same will be issued. This amount of membership fee will be handed over to the A.A.O at the time of handing over of the Project.
5. After obtaining **No Dues Certificate** from our possession office and procurement of the stamp paper/e-stamp certificate the final touch will be given to the apartment.

**Note:** - Monthly maintenance charges of the said Apartment shall commence from the date of possession. Presently the rate of monthly maintenance charges has been decided for the unit @ Rs. 1.80/- Per Sq.ft. per month of the super built-up area and all other fixed charges like prevailing fix charges for the electricity per KW per month in accordance with the norms of the Uttar Pradesh Electricity Regulatory Commission (UPERC), fixed charges for power back-up @ Rs.250/- per KW per month along with Service Tax shall also be applicable, all the said charges may increase taking in the consideration of prevailing rate of consumables, wages and tariff etc . Time limit for the convenience of customers for taking the possession handover within 30-45 days from NOC issued from accounts department, after the expiry of that limit the above mentioned maintenance shall commence even the possession has not been taken.

Please contact **8377008930 (Ms Kamini Raghav)** for any further information/clarification in above context. You can also visit our website [www.newwayhomes.in](http://www.newwayhomes.in) for the latest pictures of the project.

Thanking you,

For **NEW WAY HOMES Pvt. Ltd.**

Authorized Signatory

