

गोसती नगर, लखनऊ, उ.प्र. GOMTI NAGAR ,LUCKNOW,U.P.-225020 ू1FSC: CBINO283305

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Schedule of Payment - Installment Payment Plan

Ref. No. Booking Date

Customer Name Unit No. Unit Area* Basic Price*

IFMS Taxes as applicable GGP/715343-PR-010 19-APR-12

> Mr. Anurag Jain GGP-C-C01/44 193.75 SYD 3390625

> > 34875 0.00

PLC & Additional Charges: -

SL #	Linked Stages	Description	Due Date	Total	Service Tax	Total Amount
1	On Booking and within 30 days of booking	20% of BASIC	19-May-12	678125.00	0.00	678125.00
2	With in 90 days of booking	10% of BASIC	18-Jul-12	339062.50	0.00	339062.50
3	With in 180 days of booking	10% of BASIC	16-Oct-12	339062.50	0.00	339062.50
4	With in 270 days of booking	15% of BASIC	14-Jan-13	508593.75	0.00	508593.75
5	With in 360 days of booking	10% of BASIC	14-Apr-13	339062.50	0.00	339062.50
6	With in 450 days of booking	10% of BASIC	13-Jul-13	339062.50	0.00	. 339062.50
7	On laying of WBM road	10% of BASIC	-	339062.50	0.00	339062.50
8	On laying of sewer line	10% of BASIC	_	339062.50	0.00	339062.50
9	Intimation of Possession	5% of BASIC, 100% of IFMS	_	204406.25	0.00	204406.25
			Total	3425500.00	0.00	3425500.00

Note :

IFSD/IFMS, Stamp Duty & Registration Charges shall be payable along with the last installment. Club Membership Charges, as applicable and to be paid on intimation of possession.

*Condition Apply

For Emaar MGF eServices log on to your portal at https://eservice.emaarmgf.com and check your account online at your convenience.

Positions 3. Moles

Emaar MGF Land Limited



Emaar MGF Land Ltd. Statement of Account as on 06-Jul-2019

af No	20190706132839888	Property Name	Gomti Greens
ustomer Name	Smartian Infratech And Consultants Pvt Ltd	Unit Code	GGP-C-C01/44
ıstomer No.	138811	Sales Order No.	715343
dress	FLAT NO. 301 MONARCH APARTMENTS	Payment Plan	Construction Linked Plan
	NEW HYDERABAD COLONY	Sale Price (Rs.)	3,494,912
	Lucknow 226007 Uttar Pradesh		
IN	AARCS7707A		
nail	smartianinfra@gmail.com	IBMS / IFMS ·	34,875
ione	9918592118	Unit Service Tax/GST	11,762
ea	193.75 SYD	Cost of Property (Rs.)	3,541,550

count Summary			
incipal Amount	(Rs.)	Delayed Payment Charge Amount	(Rs.)
incipal Due/Overdue with ST	3,541,553	Delayed Payment Charge Due	287,330
ss: Amount Received	-2,542,971	Less: Delayed Payment Charges Received	-142,450
ilance due/overdue	998,582	Less: Delayed Payment Charges Waived**	-142,445

		Balance - Delayed Payment Charge (DPC)	2,435
		GST on Balance - Delayed Payment Charge (DPC)	292
ilance Amount Payable (A)	998,582	Balance - Delayed Payment Charge (DPC) with GST (B)	2,727
		Net Amount Payable (A) + (B)	1,001,309

Statement of Accounts

	Demand Collection Delayed			Demand Collection Dela		Delayed	
Description	Date	Amount (Rs.)	Date	Receipt / CN/DN* No.	Amount (Rs.)	Payment Charge (Rs.)	Balance (Rs.)
Booking Amount	12-MAR-12	500,000					500,0
Booking Receipt (Cheque)			12-MAR-12	908224	500,000		
On Booking and within 30 days of booking	19-MAY-12	178,125					178,
Receipt (Dd)			22-MAY-12	726595	178,125	351	
Receipt (Cheque)			16-JUL-12	001086	339,063		-339,0
With in 90 days of booking	18-JUL-12	339,063					
With in 180 days of booking	16-OCT-12	339,063					339,
Receipt (Cheque)			21-NOV-12	001226	339,062	8,026	
With in 270 days of booking	14-JAN-13	508,594					508,
With in 360 days of booking	14-APR-13	339,063				30,098	847,
With in 450 days of booking	13-JUL-13	339,063				50,163	1,186,
Receipt (Cheque)			11-MAR-14	032612	400,000	188,055	786,
Receipt (Cheque)			19-MAR-14	141828	100,000	4,138	686,
Receipt (Cheque)			28-MAR-14	597560	686,721	4,064	
DPC Received			04-APR-14	366947	142,450		
On laying of WBM road-including GST	19-JUN-19	339,063					339,
On laying of sewer line-including GST	01-JUL-19	339,063				1,115	678,
Intimation of Possession-including GST	01-JUL-19	320,456					998,
Delayed Payment Charges Upto 06-JUL-19						1,320	998.
Total		3,541,553			2,685,421	287,330	998.
						/overdue (A)	998.
				Delay Paymer	t Charges Upto	06-Jul-2019	287,
				Less: Delaye	ed Payment Cha	arges Waived	-142,
				Balance - Delay	ed Payment C	harge (DPC)	2,4
			GST on	Balance - Delay	ed Payment C	harge (DPC)	
		Ba	slance - Delaye	d Payment Cha	rge (DPC) (B)	with GST (B)	2,
	***************************************				t Amount Paya		1,001,

rated By - Mohd Zama (12331)

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Emaar MGF Land Ltd. Statement of Account as on 25-Oct-2019

Ref No	20191025143955119	Property Name	Gomti Greens
Customer Name	Mrs. Poornima Pathak	Unit Code	GGP-C-C01/44
Customer No.	179880	Sales Order No.	715343
Address	2/11 Virat Khand Gomti Nagar	Payment Plan	Construction Linked Plan
		Sale Price (Rs.)	3,494,912
	Lucknow 226010 Uttar Pradesh		
	INDIA		
PAN	BGEPP4898N		
Email	gkd1048@gmail.com	IBMS / IFMS	34,875
Phone	9451386654	Unit Service Tax/GST	11,762 3,541,550
Area	193.75 SYD	Cost of Property (Rs.)	

Account Summary			
Principal Amount	(Rs.)	Delayed Payment Charge Amount	(Rs.)
Principal Due/Overdue with ST	3,541,553	Delayed Payment Charge Due	295,976
Less: Amount Received	-3,541,553	Less: Delayed Payment Charges Received	-142,450
Balance due/overdue	. 0		-144,226
		Less: Delayed Payment Charge Received in GST*	-10,416
		Less: GST Received on Delayed Payment Charge*	1,116
		Balance - Delayed Payment Charge (DPC)	0
		GST on Balance - Delayed Payment Charge (DPC)	0
Balance – Amount Excess Collected (A)	0	Balance - Delayed Payment Charge (DPC) with GST (B)	0
		Net Amount Excess Collected (A) + (B)	0

Statement of Accounts

Deta	ails of Payment Requested and Payme	ents Receive	d / Credited	1			,	
		Demand Collection Delayed						
Sr No	Description	Date	Amount (Rs.)	Date	Receipt / CN/DN* No.	Amount (Rs.)	Payment Charge (Rs.)	Balance (Rs.)
1	Booking Amount	12-MAR-12	500,000					500,000
2	Booking Receipt (Cheque)			12-MAR-12	908224	500,000		0
3	On Booking and within 30 days of booking	19-MAY-12	178,125					178,125
4	Receipt (Dd)			22-MAY-12	726595	178,125	351	0
5	Receipt (Cheque)	•		16-JUL-12	001086	339,063		-339,063
6	With in 90 days of booking	18-JUL-12	339,063		, , , , , , , , , , , , , , , , , , , ,			0
7	With in 180 days of booking	16-OCT-12	339,063					339,063
8	Receipt (Cheque)			21-NOV-12	001226	339,062	8,026	1
9	With in 270 days of booking	14-JAN-13	508,594					508,595
10	With in 360 days of booking	14-APR-13	339,063				30,098	847,658
11	With in 450 days of booking	13-JUL-13	339,063				50,163	1,186,721
12	Receipt (Cheque)			11-MAR-14	032612	400,000	188,055	786,721
13	Receipt (Cheque)			19-MAR-14	141828	100,000	4,138	686,721
14	Receipt (Cheque)	,	-	28-MAR-14	597560	686,721	4,064	0
15	DPC Received			04-APR-14	366947	142,450	1,001	ő
16	On laying of WBM road-including GST	19-JUN-19	339,063			1 12,130		339,063
17	On laying of sewer line-including GST	01-JUL-19	339,063				1,115	678,126
18	Intimation of Possession-including GST	01-JUL-19	320,456					998,582
19	IFMS Receipt (Cheque)			01-AUG-19	039145	34.875	8,185	963,707
20	Receipt (Cheque)			01-AUG-19	039146	116,050		847,657
21	DPC Received			01-AUG-19	000053	10,416		847,657
22	Receipt (Cheque)			09-AUG-19	444478	847,657	1,781	047,007
23	Delayed Payment Charges Upto 25-OCT-19					377,007	1,701	0
	Total		3,541,553			3,694,419	295,976	0
						Balance due		0
					Delay Payment	Charges Unto	25-Oct-2019	
Delay Payment Charges Upto 25-Oct-2019 Less: Delayed Payment Charges Waived							295,976	
Balance - Delayed Payment Charge (DPC)							-144,226	
					Dalance - Delay	ed Payment Ci	rarge (DPC)	0

nerated By - Chandan Srivastava

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GST on Balance - Delayed Payment Charge (DPC)	0
Balance - Delayed Payment Charge (DPC) (B) with GST (B)	0
Net Amount Payable (A) + (B)	0

Bounced Cheque Details							
Sr No	Cheque Number	Date	Amount(Rs)	Reversal Reason			
1	573171	11-MAR-14	100,000	Fund Insufficient			
2	366947	29-MAR-14	142,450	Effects not Cleared, Present again			
3	444478	01-AUG-19	847,657	Amount in protective crossing incorrect/illegible/required			

Other (Collection (DL/TC)			
Sr No	Cheque Number	Date	Amount(Rs)	Cheque Type
1	080865	03-SEP-14	32,655	OOTC
2	039144	01-AUG-19	57,160	OOTC

VAT D	etails					
Sr No	Cheque/FD/BG Number	Receipt/Start Date	Cheque/Maturity Date	Amount(Rs)	Туре	Status
1	VAT-DEMANDED		01-JUL-19	0	VAT-SECURITY DEMANDED	

Sr No	Туре	Amount
	Total	0

Holding Charge Amount (Rs.)	(Rs.)
Holding Charges Due including GST	9,741
Less:Holding Charges Received including GST	0
Less:Holding Charges Waived**	1,759
Balance - Holding Charge (HC) including GST	7,982

Note:
-Service tax as applicable is being levied for all the payments received on or after 1st Jul 2010.

CN — Credit Note No, DN — Debit Note No.
Total Service Tax applicable as on date is Rs. 11,762/-.
-Delayed Payment Charge amount is calculated as on 25-Oct-2019, final delayed payment charges will be computed as per the receipt of full payment.
-Intimation Of Possession / Offer of possession letter Date: 30-MAY-19.

Net Amount Payable (including DPC) Rs.

HVAT Security Rs.

Stamp Duty @ 8% Rs.

278,062

For Emaar MGF eServices log on to your portal at https://eservice.emaar-india.com and check your account online at your convenience.

E&OE

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प्रारुप - 4

(प्रारूप-- र पारूप-3 में दी गयी वरों से मिन्न अन्य सभी प्रकार की अक्षयक भूमि की दरे प्रतिवर्गगीटर में तथा कृषक भूमि की दरे प्रतिवर्गगीटर में तथा कृषक भूमि की दरे प्रतिवर्गगीटर में तथा कृषक भूमि की दर्श प्रतिवर्गगीटर में तथा कृषक भूमि की दर्श प्रतिवर्गगीटर में तथा कृषक भूमि की दर्श प्रतिवर्गगीटर में तथा कृषक भूमि की

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उपन्यतिस विभाग मृत्य क्षेत्र - क्षतित	राक्षस्य धन्य या मोहस्ले का नाम	भी मींछ का प्रसम् श्रीतिम १३ कींग में श्रीम प्रतिके प्रस्ते	12 मीठ की पुरासे क्रिकें पुरासे क्रिकें प्राप्त पुराकें क्रिकें पुरास		१११ मान्य देखाः सहस्य	स्तृत् एकाळ	अवद्यों से गरी हुती पूर्वि	इर्दे
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Permission regarding purchase of Immovable Property by Smt. Poornima Pathak AD J (FTC -2) ETAH in pursuance of C.L.No.25/Admn.(A) dated 13 July, 1998

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Avairance please of learning of flat them its of learning in the solir is of populary that advance please of learning in them of the solir is of popular to reputed one period defections, size.) A buttern Mode of Repayment. Court, if Amounts of installments of installments. A buttern Area of Plat. Court, if Amounts of installments. A buttern Area of Plat. Court ICCI Bank Lucknow @ Internation from are -15.9% amountly of Loan in them are -15.9% amountly of Loan in the second state of them are -15.9% amountly of Loan in the St. (Copy District, Lirchow) Court ICCI Bank Lucknow @ Internation from are -15.9% amountly of Loan in the St. (Copy District, Lirchow) Court ICCI Bank Lucknow @ Internation from are -15.9% amountly of Loan in the St. (Copy District, Lucknow with Lirchow & Internation in the St. (Copy District, Lirchow) Mode of Repayment. Copies enclosed): Mode of Repayment. Mode of Repayment. Copies enclosed): Mode of Repayment. Copies enclosed): Mare & Replicated in the solir is prouded the appear to provide allower to pay the solir is paying in portice Lucknow. (In No. 200, 200, 200, 200, 200, 200, 200, 200	Salary- 1,61,002/- Take Home Salary- 1,27,602/- (Take home salary = Gross salary = Gross salary = Gross Salary = Gross Salary = 1,61,002 - [8000(NPS) +25000 (Income Tax) +400(GIS) =1,27,602/-	Gross 2	Present Gross & take home salary
Locality of amount, Cary District, if Number of installments Locality Control (Fig. 2)	Immovable Property purchased after joining the service	N _o	P4 2 -
Balls of amount, clips of property deal of property of polic Locality, clips of policins in the politic politic for politic Locality, clips of politic Locality, clips o	advance or loan taken from High Court	No 4	Any advance or loan taken from High Court, if any, details,
of plot. Locally, dealer/seller dealer is of popers. It is of popers in support thereof of plot. Locally, dealer/seller dealer is regular and graft then its required one. In reputed one whether approaches the seller is regular and graft then its required one. In reputed one whether a proper in Greens, Sect. 7 6 6 6 6 7 8 9 Sources: 10 6 6 6 6 6 6 6 6 6 6 6 6 6	Home Loan of Rs. 43,56,372/- for purchase & construction from ICICI Bank Lucknow @ Interest rate- 9.15% annually vide Loan A/C No.LBLUC00005111846. ICICI Bank has released Rs. 33,19,543/- Cheque No. 444477 Dated 31.07.2019 and RS. 8,47,657/- Cheque No. 444478 Dated 31.07.2019 Mode of Repayment-Installments from salary Period deductions- 20 years No of Installments- 240 Amount of Installments- 39,617/- No case of Bank is pending before me (Copies enclosed)	Details of amount,	Loan taken from bank Details of amount, Mode of repayment, Period deductions, Number of installments, Amounts of installments
reithe Whether is the seller is the seller is related in any way & Whether any case against the seller is pending in Or Decided -Not Sources: - No case ary way No case pending in (a) Seller/owner Company previously allotted the plot to No case pending and Sant kumar Jain Cowners - Arvind Jain, S/o Sant kumar Jain and Sant kumar Jain So Jain Moti Lal Jain, Ler No case decided of for Rs 34,25,500- out of which Rs. 25,42,971/- was paid by them to Company. (b) Above named allottee transferred the allotment rights in the favour of Smartian Infratech And Consultants Pv Ltd. Flat No. 301, Monarch Apartments, New Hyderabad Colomy, Lucknow, UP. (c) Above second allottee transferred allotments rights in my favour vide agreement dated 17.07.2019 (a) Ca,887/- per sq.yd Lte. Rs. 26,887 × 193.75 sq.yd. = Rs. 52,09,356/- Payment due in two parts:- Total payment due - \$2.09,356/- (Rs.43,61,639/- to previous allottee &-Rs. 8,47,657/- directly to company at the time of possession offer) A. To previous Bl Branch Gomtinagar Lucknow.	Area of Froi- 193.75 Sq.yard Locality- Gomti Greens, Sect. 7 Gomti Nagar Ext. Amar Shaheed Path, City District- Lucknow Building or Flat- Plot No. GGP-C- C01/44 vide Allotment Letter No. TL/GG/715343/201908 23132106029 dated 23.08.2019 Circle Rate-20,500/- (Coppies enclosed)	Area of Plot-	ls of propi of plot, L District, ii ng or flat
reithe Whether is the seller is the seller is related in any way & Whether any case against the seller is pending in Or Decided -Not Sources: - No case ary way No case pending in (a) Seller/owner Company previously allotted the plot to No case pending and Sant kumar Jain Cowners - Arvind Jain, S/o Sant kumar Jain and Sant kumar Jain So Jain Moti Lal Jain, Ler No case decided of for Rs 34,25,500- out of which Rs. 25,42,971/- was paid by them to Company. (b) Above named allottee transferred the allotment rights in the favour of Smartian Infratech And Consultants Pv Ltd. Flat No. 301, Monarch Apartments, New Hyderabad Colomy, Lucknow, UP. (c) Above second allottee transferred allotments rights in my favour vide agreement dated 17.07.2019 (a) Ca,887/- per sq.yd Lte. Rs. 26,887 × 193.75 sq.yd. = Rs. 52,09,356/- Payment due in two parts:- Total payment due - \$2.09,356/- (Rs.43,61,639/- to previous allottee &-Rs. 8,47,657/- directly to company at the time of possession offer) A. To previous Bl Branch Gomtinagar Lucknow.	Name of Selier M/s Emmar MGF Land Ltd. Full Address- M/s Emmar MGF Land Ltd. 306-308, Square One, C-2, District Center, Saket, New Dehh-110017 Previous Allottee- 1- Mr. Anurag Jain, Coowners -Arvind Jain, S/o Sant kumar jain and Sant kumar Jain S/o late Moti Lal Jain, 14 Govind nagar, Sidhouli, Sitapur UP 2- Smartian Infratech And Consultants Pvt Ltd. Flat No. 301, Monarch Apartments, New Hyderabad Colony, Lucknow, UP. Transferred allotment rights in my favour vide agreement dated 17.07.2019	Name of seller-	Name & full address of dealer/seller
Details of source amount with papers in support thereof Sources:- 1- Salary, 2- Bank loan. (a) Seller/owner Company previously allotted the plot to Sri Mr. Anurag Jain, Coowners - Arvind Jain, \$50 Sant kumar jain and Sarnt kumar Jain \$50 late Moti Lal Jain, 14 Govind nagar, Sidhouli, Sitapur UP. on 07.05.2012 for Rs 34,25,500/- out of which Rs. 25,42,971/- was paid by them to Company. (b) Above named allottee transferred the allotment rights in the favour of Smartian Infratech And Consultants Pvt Ltd. Flat No. 301, Monarch Apartments, New Hyderabad Colony, Lucknow, UP. (c) Above second allottee transferred allotments rights in my favour vide agreement dated 17.07.2019. (c) Above second allottee transferred allotments rights in my favour vide agreement dated 17.07.2019. (e) Above second allotte transferred allotments rights in my favour vide agreement dated 17.07.2019. (e) Above second allottee transferred allotments rights in my favour vide agreement dated 17.07.2019. (e) Above second allottee transferred allotments rights in my favour vide agreement dated 17.07.2019. (e) Above second allottee transferred allotments rights in my favour vide agreement dated 17.07.2019. (e) Above second allottee transferred allotments rights in my favour vide agreement dated 17.07.2019. (e) Above second allottee transferred allotments rights in my favour vide agreement dated 17.07.2019. (e) Above second allottee transferred allotments rights in my favour vide agreement dated 17.07.2019. (e) Above second allottee transferred allotments rights in my favour vide agreement dated 17.07.2019. (f) Above second allottee transferred allotments rights in my favour vide agreement dated 17.07.2019. (e) Above second allottee transferred allotments rights in my favour vide agreement dated 17.07.2019. (f) Above second allottee transferred allotments rights in my favour vide agreement dated 17.07.2019. (g) Above second allottee transferred allotments rights in my favour vide agreement dated 17.07.2019. (g) Above second allotte	International- reputed Real Estate Company, Registered under Companies Act.	8	Whether the dealer is regular and reputed one.
nn aad to eof	-Nor related in any way, -No case pending, -No case decided of seller or previous Allottee.	-Not	Whether the seller is related in any way & Whether any case against the seller is pending in Or
Remar ks	Sources: 1- Salary, 2- Bank loan. (a) Seller/owner Company previously allotted the plot to Sri Mr. Anurag Jain, Coowners – Arvind Jain, S/o Sant kumar Jain and Sant kumar Jain S/o late Moti Lal Jain, 14 Govind nagar, Sidhouli, Sitapur UP. on 07.05.2012 for Rs 34,25,500/- out of which Rs. 25,42,971/- was pai by them to Company. (b) Above named allottee transferred the allotment right in the favour of Smartian Infratech And Consultants Pv. Ltd. Flat No. 301, Monarch Apartments, New Hyderaba Colony, Lucknow, UP. (c) Above second allottee transferred allotments rights in my favour vide agreement dated 17.07.2019. (a) 26,887/- per sq.yd. i.e. Rs. 26,887 × 193.75 sq.yd. = Rs. 52,09,356/- Payment due in two parts: — Total payment due-52,09,356/- (Rs.43,61,699/- to previous allottee &-Rs. 84,47,657/- directly to company at the time of possession offer) Payment made- A. To previous allottee- (a)-Rs. 10,00,000/-vide cheque No. 291796 salary A/C No. 30752271007 from SBI Branch Gomtinagar		Details of source amount with papers in support there
	D 4 N E O		<u>e</u>

Place: Etah
Date: 31.15.2014

039146 Dated 30.07.2019 Saving A/C 1786017467 Central Bank of India Gomtinagar Lucknow. 5.For E Stamp Rs. 2,78062/- vide DD No. 135303 Dated 01.08.2019 Saving A/C 1786017467 Central Bani of India Gomtinagar Lucknow. (C) - Owner Company/Seller allotted New Allotmen letter -No.TL/GG/715343/20190823132106029 dated 23.08.2019. (D)-All relevant documents and details are attached hereby.						
(B)- To the Company- (a) Rest amount Rs. 8,47,657/- vide ICICI Bank Home Loan Cheque No. 444478 dated 31,07,2019. (b) Other charges to seller company- I. Development charges Rs. 36,504.72/- through RTGS dated 31:07,2019 From Salary A/C 30752271007 SBI Gomti Nagar Lucknow 2. Transfer Charges Rs 57,160/- vide Cheque No. 039144 Dated 30.07,2019 Saving A/C 1786017467 Central Bank of India Gomtinagar Lucknow. 3.IFMS Charges RS 34,875/- vide Cheque No. 039145 Dated 30.07,2019 Saving A/C 1786017467 Central Bank of India Gomtinagar Lucknow. 4.Possession charges Rs. 1.16,070/- vide Chegue No. 04,050/- vide Chegue No. 04,050/- vide Chegue No. 050/- vide Chegue N						
(b)-Rs. 33,19,543/- vide ICICI Bank Home Loan Chec No. 444477dated 31.07.2019 (c)- Rs. 42,156/- vide cheque No. 039147 saving A/C 1786017467 Central Bank of India Gomtinagar Lucknow. Totale amount = 43,61,699/. -No payment of above previous allottee left.			***************************************).manual manual

Moon values Marhade

(Smt. Poornima Pathak)
ADJ(FTC-2), ETAH
I.D. 1570