

EMAAR

INDIA

PRICING AND PAYMENT PLAN - GOMTI GREENS GOMTI NAGAR EXTENSION,

Ref No 20231208142654042
Booking Date 07-DEC-23
OC Date 14-OCT-2018
Customer Number 220732
Customer Name Mr. Saurabh Saxena

Co- Applicants Name Mrs. Shweta
Project Gomti Greens Gomti Nagar Extension,
Unit No GGP-D-D01/45
Unit Area* 193.75 Sq. Yds.

PRICE OF THE PROPERTY

Charge Type	Value	Discount	Total	GST*	Total Amount
Unit Price*	10,915,439	830391	10,085,048	0	10,085,048
City and Rural Development Charges	40,449	0	40,449	0	40,449
IFMS 1	34,875	0	34,875	0	34,875
BandhaCharges	167,764	0	167,764	0	167,764
Operational Charges	50,344	0	50,344	9,062	59,406
Total (Rs.)	11,208,871	830,391	10,378,480	9,062	10,387,542#

SCHEDULE OF PAYMENT

SL#	Linked Stages	Description	Due Date	Total	GST*	Total Amount
1	On Booking	Booking Amount -Unit Price*	08-DEC-23	1,000,000	0	1,000,000
2	Within 20 days of Booking	25% of Unit Price* -Less Pay easy Plan		1,521,262	0	1,521,262
3	Within 30 days of Booking	50% of Unit Price*		5,042,524	0	5,042,524
4	Intimation of Possession on service completion or within 35 days of Booking, whichever is later	100% of Bandha Charge , 100% of City and Rural Development Charges , 100% of IFMS , 100% of Operational Charges , 25% of Unit Price*		2,814,694	9,062	2,823,756
Total (Rs.)				10,378,480	9,062	10,387,542#

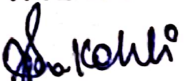
#Maintenance Charges + taxes extra as applicable

Area Approx:-

Carpet Area	NA	NA
Balcony Area	NA	NA
Verandah Area	NA	NA
Super Area	162.00 Sq. Mtrs.	193.75 Sq. Yds.

1.	Cheque to be made in Favour of *EMAAR INDIA LIMITED-Gomti Green*
2.	*Unit Price comprises of Basic Price + PLCs.
3.	Total Price shall be Unit Price + IFMS + City and Rural Development Charges + Operational Charges + Maintenance Charges (As applicable) + Taxes (As Applicable).
4.	Stamp Duty/Registration charges for BA registration & Conveyance Deed shall be payable as and when demanded based on then prevailing rates.
5.	Customer to deduct TDS as per Government Norms and provide certificate to the Company.
6.	Taxes extra to be paid along with each installment as demanded by company.
7.	The sale price has been calculated after considering the benefit of anti-profiteering in terms of Section 171 of the Central Goods and Services Tax Act, 2017.

EMAAR INDIA LTD.


Authorised Signatory



SRMRS2023 130069742 **COUNTEROIL**

Application for RTGS / NEFT / IMPS Remittance

30/11/2022



name of applicant Saurabh Saxena Address 307, Triveni Nagar - Lucknow
 Mob. No. 9450722483 as per details below by debiting my / our 30835936015
 Name of Beneficiary Emaar India Limited A/c Gromti Greens
 Destination Bank's Name & Branch YES BANK SEC-14 Gurgaon IFSC Code YESB0000105
 Beneficiary Account No. 010566200000060 Bank Charges Rs. 4720
 Total Amount including charges (as per Cheque / Voucher) Rs. 10,00047.20
 UTR No. _____ Officer's Signature _____

Add : 11, RAHADIIR, GOMTI

SBMRS2023 12018721483 **COUNTEROIL**

Application for RTGS / NEFT / IMPS Remittance

1/12/2022



name of applicant SAURABH SAXENA Address 307, Triveni Nagar-2, Lucknow
 Mob. No. 9450722483 as per details below by debiting my / our 30835936015
 Name of Beneficiary Emaar India Limited A/c Gromti Greens
 Destination Bank's Name & Branch Yes Bank Ltd. Sec-14, Gurgaon Haryana IFSC Code YESB0000105
 Beneficiary Account No. 010566200000060 Bank Charges Rs. Salary Account -
 Total Amount including charges (as per Cheque / Voucher) Rs. 2178480 =
 UTR No. _____ Officer's Signature _____

SBMRS2023 12267197925 **COUNTEROIL**

Application for RTGS / NEFT / IMPS Remittance



name of applicant Saurabh Saxena Address 307, Triveni Nagar-2, Lucknow
 Mob. No. 9450722483 as per details below by debiting my / our 30835936015
 Name of Beneficiary STOCK HOLDING CORPORATION OF INDIA LTD
 Destination Bank's Name & Branch HD.F.C., TEKARI BRANCH IFSC Code HDFC0001267
 Beneficiary Account No. UPFCOLUP14351804 LUCKNOW Bank Charges Rs. Nil - Salary A/c
 Total Amount including charges (as per Cheque / Voucher) Rs. 696300 =
 UTR No. _____ Officer's Signature _____



INDIA NON JUDICIAL
Government of Uttar Pradesh



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e-Stamp

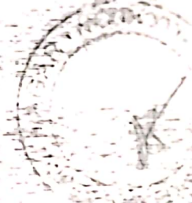
Certificate No.
Certificate Issued Date
Account Reference
Unique Doc. Reference
Purchased by
Description of Document
Property Description
Consideration Price (Rs.)
First Party
Second Party
Stamp Duty Paid By
Stamp Duty Amount (Rs.)

: IN-UP15752265595260V
: 27-Dec-2023 03:29 PM
: NEWIMPACC (SV)/ up14351804/ LUCKNOW SADAR/ UP-LKN
: SUBIN-UPUP1435180426004826493834V
: SAURABH SAXENA AND SHWETA
: Article 23 Conveyance
: PLOT NO.GGP-D-D01/45, GOMTI GREENS, LUCKNOW
: EMAAR INDIA LIMITED AND OTHERS
: SAURABH SAXENA AND SHWETA
: SAURABH SAXENA AND SHWETA
: 6,96,300
(Six Lakh Ninety Six Thousand Three Hundred only)

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सत्यमेव जयते

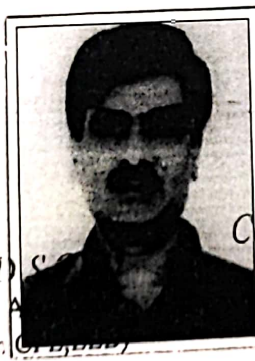


Received Original
Sale Deed from
Registrar office

30/12/23
8299568806

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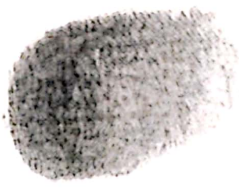
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Charan D. S. Bedi
(B.C.) m, C...

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Charan D. S. Bedi
(B.C.) m, C...



Shweta

IRID 0023460968

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Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding. Mobile App renders it invalid.

Sanctioning Branch/Office: PNB LOAN POINT - RAM -
LUCKNOW 526900
Branch Address: STC-1, FIRST FLOOR, VIBHUTI
KHAND, GOMTI NAGAR, LUCKNOW
Phone No: 9812034969, Email ID: bo5269@pnb.co.in

Ref. No: 526900006208

Date: 26/12/2023

To,
MR SAURABH SAXENA,
Add. : 11, BAHADUR
CHAK, REOLI, REWALI, KAISERGANJ, BAHRA
ICH, BAHRAICH,
District : BAHARAICH,
City : BAHRAICH,
State : UTTAR PRADESH
Pincode : 271802

MRS SHWETA,
538K/1307 TRIVENI NAGAR
2 NEAR SITAPUR ROAD,,
City : LUCKNOW
State : UTTAR PRADESH
Pincode : 226020



Dear Sir / Madam,

**SUBJECT: SANCTION LETTER FOR YOUR APPLICATION -
HL- (COMPOSITE LOAN)- FOR PURCHASE OF RESIDENTIAL
PLOT AND CONSTRUCTION OF HOUSE.**

We are pleased to inform that we have sanctioned a HOUSING
LOAN of Rs. 7587000/- (Seventy Five Lakhs Eighty Seven
Thousand only) in your favour for HL- (COMPOSITE LOAN)- FOR
PURCHASE OF RESIDENTIAL PLOT AND CONSTRUCTION OF
HOUSE. on the undernoted terms & conditions.

Sanction Terms and conditions	
Name of the Borrower	MR SAURABH SAXENA
Name of the Co-Borrower	MRS SHWETA
Name of the Guarantor	Not Applicable

Saurabh Saxena

Shweta

Purpose	Purchase of Plot and Construction of House (Under Composite Housing Loan Scheme)	
Margin	Min 25.00% (Actual contribution by borrower is 33.74%)	
Total Sanctioned Loan Amount	Rs.7587000.0/- (Seventy Five Lakhs Eighty Seven Thousand only) Out of Which:- For Purchase of Plot Rs.= 7087000/- For Construction of House Rs.= 500000/- For Solar Loan Amount Rs.= 0/- For Credit Insurance Premium Rs.=0/- (Out of total Credit Insurance Premium 199561.00/-)	
Rate of Interest*	Repo Rate ^{**} : (6.50%)+ Mark-up ^{***} (2.50%) +Business Strategic Premium BSP(0.25%) + Spread(-.8%) = 8.45% p.a. at present. ^{**} The Change in Applicable rates will be effective from the next working day as and when RBI amends the Repo Rate. ^{***} Further,Mark-up+ BSP shall be rest after a period of 3 Years from the date of open of the account or at such intervals as may be permissible under the RBI guidelines/regulations from time to time.	
Type of Interest	Floating	
Repayment Tenor	186 Months (Excluding Holiday/Moratorium period if any)	
Holiday / Moratorium period	0Months(Interest shall be served as and when due)	
Amt. of EMI	Rs.73298.00	
Festival bonanza offer applied	NA	
Upfront fee / Processing fee	Rs.0.00	
Documentation Fee	Rs.0.00	
CIC charges	Rs.472.00	
Other Charges	Rs.0.00	
Security	Primary	Loan will be secured by way of

Saurabh Saxena

(Signature)



		equitable mortgage of land & building of plot no GGP-D-D01/45, Gomti Greens, Sector 7, Gomti Nagar Extension Lucknow measuring area 162 Sq mtr.
	Collateral	
	Guarantor	
Prepayment Penalty		Loan is sanctioned for purchase of residential plot and construction of a house thereon and in case construction of the house is not completed within 3 years from date of disbursement of the loan for plot or in case the plot/land is sold, penal interest at 2% over & above the prescribed rate of interest will be charged from the first date of disbursement of the loan.
Loan account to be opened at Branch		Lucknow Charbagh SOL-ID : 146800
Penal Interest, if any		In case of default in repayment of loan/non compliance of terms & conditions the borrower shall be liable to pay penal interest of 2% on the default/irregular amount.

*is subject to change from time to time

The above sanction is, however, subject to:

- i) Execution of loan documents as per Bank's format & guidelines;
- ii) The ROI/EMI is subject to change from time to time;
- iii) The above sanction shall be valid for a period of six months from the date of issue of the sanction letter.
- iv) That any third party liability coming on the bank due to wrong information/declaration given by borrower, will be his/her responsibility.

Please convey acceptance for having accepted the terms & conditions of the sanction.

Scheme specific terms and conditions:

General terms and conditions:

Saurabh Saxena

