

Annexure A

Date : Sep 11, 2026

To,

Ms. Priyanka Surendra Yadav

/

243, Juned Nagar , C.D Barfiwala Road , Near New India Colony , Andheri West , Mumbai 400058 Maharashtra , India

Ref : Sunteck One World 2-RS-Tower 4-708 (2109039)

Dear Madam/Sir,

You will be pleased to note that we have received the Occupation Certificate for your unit.

We request you to kindly make the payment as per details given below on or before due date of Intimation / Notice of Possession . Requisite formalities will be completed within 15 - 30 business days from the due date or payment realization date whichever is later.

Details are mention as below:

Particular	Basic Construction	Tax
Current Due (Net of Advance, if any)	28,76,850.00	74,662.5
Add :		
Old Outstanding	00.00	0.50
Interest Dues as on date	00.00	00.00
GST on Interest @1.00 %	0.00	00.00
Less :		
Advance/Excess Received:	0.00	0.00
Credit Note	0.00	0.00
Total Dues as on date	28,76,850.00	74,663.00

Total Due :Rs. 29,51,513.00 (In words Rupees) Twenty Nine Lakh Fifty One Thousand Five Hundred Thirteen only

Request you to kindly make the payment on or before the due date to avoid interest on the same.

"This is a system generated demand and does not require signature"

Tax Invoice

Invoice No : SRL26/1200007196

Invoice Date : Sep 11, 2026

Company Details			Project Details				Customer Details			
Sunteck Realty Limited 5th Floor, Sunteck Centre, 37-40 Subhash Road, Vileparle(East) Mumbai 400057 Maharashtra , India			SUNTECK ONEWORLD 2 Global Arena, sales office near tiwari phatak, Naigaon(East) Vasai Palghar 401208 Maharashtra , India				Ms. Priyanka Surendra Yadav 5120678 243, Juned Nagar , C.D Barfiwala Road , Near New India Colony , Andheri West , Mumbai 400058 Maharashtra , India Phone No. :- 7618704720			
GST NO.: 27AAACI0336E1Z3			E-MAIL : CRM.ONEWORLD@SUNTECKINDIA.COM				E-Mail		GST NO	
PAN NO : AAACI0336E			UNIT NO: Sunteck One World 2-RS-Tower 4-708				priyanka.ydv.3099@gmail.com			
S.No	Description	SAC	Amount Charged	Rebate Amount	Taxable Amount	CGST		SGST		Total
			(A)			RATE	Amount (B)	RATE	Amount (C)	A+B+C
1	Sunteck One World 2-RS-Tower 4-708 (Within 12M from DOB or on receipt of OC)	995411	2,606,250.00	868,750.00	1,737,500.0	0.75%	13,031.25	0.75%	13,031.25	2,632,312.5
2	CLUBHOUSE CHARGES (Other Charges)	999799	60,000.00	0.00	60,000.00	9.00%	5,400.00	9.00%	5,400.00	70,800
3	Society Formation & Legal Charges (Other Charges)	999799	10,000.00	0.00	10,000.00	9.00%	900.00	9.00%	900.00	11,800
4	Tent Charges deposits for utility ser. p (Other Charges)	999799	50,000.00	0.00	50,000.00	9.00%	4,500.00	9.00%	4,500.00	59,000
5	SHARE APPLICATION MONEY (Society Charges)	NA	600.00	0.00	0.00	0.00%	0.00	0.00%	0.00	600
6	Advance Maintainance (Society Charges)	995419	150,000.00	0.00	150,000.00	9.00%	13,500.00	9.00%	13,500.00	177,000
	Total		2,876,850.00				37,331.25		37,331.25	2,951,512.5

Amount (In Words) : Twenty Nine Lakh Fifty One Thousand Five Hundred Twelve Rupees Fifty Paise Only

Remark	On the basis of agreed terms of payment schedule as per the Agreement dated 00.00.0000, we are sending you this payment request letter towards Possession
	Request you to kindly make the payment on or before Due Date :21.09.2026

Basic Construction Cost	2,606,250.00
Taxes and Others Charges	194,663.00
Society Charges	150,600.00

Kindly arrange Cheque / DD / NEFT / RTGS as per details mentioned below:

Bank Account Details For Payment through Cheque / DD / Overseas Remittance Only

S.No.	Payment Type	Beneficiary Name	Bank	A/c No	Branch Address	IFSC Code	Swift Code
1	Basic Construction Cost	SUNTECK REALTY LIMITED	AXIS BANK LTD	922020003193281	Plot No 21, Ground & 1st Floor, Senorita, Gulmohar Road, Vile Parle West, Mumbai, Maharashtra, 40004	UTIB0000064	AXISINBBA41
2	Taxes and Others Charges	SUNTECK REALTY LIMITED	AXIS BANK LTD	921020036462878	Plot No 21, Ground & 1st Floor, Senorita, Gulmohar Road, Vile Parle West, Mumbai, Maharashtra, 40004	UTIB0000064	AXISINBBA41
3	Society Charges	SUNTECK REALTY LTD - SUNTECK ONEWORLD - M&C DEPOSIT A/C	AXIS BANK LTD	926020029301941	Leela Galleria, 1st Floor, Andheri-Kurla Road, Andheri East, Next to Airport Road Metro Station, Mumbai – 400059	UTIB0006318	AXISINBBBSB

Virtual Bank Account Details For Payment through NEFT / RTGS / IMPS Only.

S.No.	Payment Type	Beneficiary Name	Bank	A/c No	IFSC Code
1	Basic Construction Cost	SUNTECK REALTY LIMITED	AXIS BANK LTD	SOB25120678	UTIB0CCH274
2	Taxes and Others Charges	SUNTECK REALTY LIMITED	AXIS BANK LTD	SOT25120678	UTIB0CCH274

In the event of electronic transfer / Direct deposit of sale consideration amount(s) and / or any other amount(s) under this arrangement to us in our designated bank account, whether by RTGS or NEFT or otherwise (as the case may be) you shall be mandatorily required to immediately intimate to us in writing with complete details of such electronic transfer, so as to enable us to acknowledge receipt of the aforesaid amount/s from you.

Thanking you and assuring you of our best services at all the times and in case of discrepancy / query, feel free to contact your relationship manager.

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NOTES :

1. Cheques or Demand Drafts subject to realization.
2. Interest or penalty if any, for delayed payment if any, shall be levied as per Terms & Conditions applicable.
3. Kindly provide your name and unit no behind the cheque leaf. Inform us the UTR number in case of Payment by RTGS/NEFT.
4. The progress of work is subject to approvals obtained from MMRDA/ VVC and/or any other competent authority from time to time and therefore payment demand is based on the physical progress of work only.
5. Advance Maintenance / Corpus amount includes Building Common Area Maintenance (BCAM), Federation Common Area Maintenance (FCAM), and Unit Property Tax, tentatively estimated a period of 18 to 24 months, subject to actual expenditure.
6. The Unit holder/s shall be liable to bear & pay all current & future betterment charges or other levies including interest and penalty, if any and when applicable.
7. As per section 1941A of Income Tax Act 1961, 1% TDS is to be deducted by customer from payments made w.e.f 01.06.2013. Please forward Form 141 or Form 132 for the TDS amount along with the payment for accounting to avoid interest.