

Ref. No. : HILAND GREENS/ALLOTMENT/AG/13-14/T-16 /3A2

Dated: 01/03/2014

First Applicant : Mr. Nabin Kumar Jha

Second Applicant : N.A.

Address : 486, M. G. Road, Budge Budge, Kolkata- 700137

Re: Your Application No. 74586

Sub: Allotment of Apartment No. - 3A2 on the 3 Floor, Tower - 16, at Hiland Greens ("Said Apartment")

Dear Sir / Madam,

**Heartiest congratulations on being selected in the first draw of lots, which secures you an apartment at Hiland Greens!**

Pursuant to your abovementioned application and relying on your confirmations, representations and assurances to faithfully abide by all the terms, conditions and stipulations contained in the General Terms and Conditions (GTC), we are pleased to allot to you the abovementioned Said Apartment at Hiland Greens. However, this allotment is subject to payment(s) in accordance with the Payment Schedule attached herewith.

In addition to the amounts mentioned in the attached Payment Schedule, you will also be required to pay all such additional charges and expenses as mentioned in the GTC, and as intimated to you from time to time by us, within 15 days of receipt of notice for payment(s) thereof.

This allotment shall be confirmed only subject to payment of the allotment money. Please note that the application money of Rs. 50,000/- (Rupees Fifty Thousand Only) already paid by you shall form a part of the allotment money as specified in the Payment Schedule. Accordingly, after the adjustment of the application money of Rs. 50,000/- (Rupees Fifty Thousand Only), we request you to make payment of the allotment money as specified in the payment schedule, for the confirmation of the booking.

Therefore, we request you to make a payment of Rs. 16,19,286/- (Rupees Sixteen Lakhs Nineteen Thousand Two Hundred Eighty Six Only) which shall be inclusive of service tax, towards allotment money for the Said Apartment by Pay Order/Demand Draft/Cheque in favour of "Riverbank Developers Private Limited.", payable at Kolkata, within 30 days from the date of this letter, i.e., 30<sup>th</sup> March, 2014, failing which this allotment may stand cancelled at the sole option of Riverbank Developers Private Limited (RDPL), without prejudice to the other rights of RDPL.

Riverbank Developers Pvt. Ltd.

225C, AJC Bose Road, 4th Floor, Kolkata - 700020, India

P: +91 33 2283 9015-17 F: +91 33 2283 2148 W: www.hilandcal.com

*Nabin Kumar Jha*

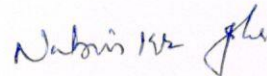
Please sign a duplicate of this letter to signify your confirmation and acceptance of this allotment and the terms and conditions relating thereto and send it back to us at : **Riverbank Developers Private Limited, 225C, A. J. C. Bose Road, 4<sup>th</sup> Floor, Kolkata – 700020, West Bengal, India.**

Please note that abovementioned allotment is subject to the following:

- The GTC duly accepted by you, which forms part of this allotment letter and shall be treated as binding.
- Your making timely payments of the amounts mentioned in the Payment Schedule and all other dues as per the GTC including stamp duty, registration fees, taxes, duties, cess and costs, whenever arising.
- Your executing all documents as required by Riverbank Developers Private Limited as per its standard formats before delivery of possession of the Apartment.

Request you to please quote your Apartment No. in all future correspondence.

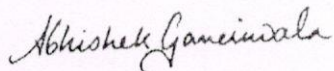
We assure you of our best services at all times.



Thanking You,

Yours sincerely,

For Riverbank Developers Private Ltd.



**Abhishek Ganeriwala**  
Head – Sales & Marketing

## SCHEDULE OF COST AND CHARGES & PAYMENT SCHEDULE OF APARTMENT

Allotment Date: 01.03.2014

Application No. : 74586  
 First Applicant : Mr. Nabin Kumar Jha  
 Second Applicant : N.A.  
 Address : 486, M. G. Road, Budge Budge, Kolkata- 700137

### Details of Unit Allotted at Hiland Greens :

Tower No. : 16  
 Floor : 3  
 Unit No. : 3A2  
 Saleable Area of Unit : 712 Square Feet  
  
 Basic Price : 15,95,000  
 Maintenance Corpus Deposit : 25,000  
 Net Price : 16,20,000

### Base Cost Charges Breakup

Charge Name	Amount
Apartment Cost	15,95,000
Total :	15,95,000

### Other Charges Breakup

Charge Name	Amount
Maintenance Corpus Deposit	25,000
Total :	25,000

Payment Description	Due Date	Due On	Amount
Allotment Money	Within 30 days from the date of allotment	On or before 30th March, 2014	16,20,000

*'Taxes / Duties / Cess etc. (Present &/or Future) will be extra, as applicable'*

*Nabin K Jha*

Riverbank Developers Pvt. Ltd.

225C, AJC Bose Road, 4th Floor, Kolkata - 700020, India

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**Tax Invoice**

Invoice No: HG/Tower - 16/ 74586/ DP/Allotment /3283/13-14

Date : 01/03/2014

First Applicant : Mr. Nabin Kumar Jha  
 Second Applicant : N.A.  
 Address : 486, M. G. Road, Budge Budge, Kolkata-700137

Particulars	Amount (Rs.)	Amount (Rs.)
<b>In respect of Apartment No. 3A2, Tower - 16 at Hiland Greens</b> (Saleable Area: 712 Sq. Ft.)		
<u>Non-Taxable</u> Maintenance Corpus Deposit (100 %)	25,000	25,000
<u>Taxable</u> Allotment Money ( 100 % of Apartment Price )		1,595,000
Add: Service Tax@12% on 25% of Taxable Amount	47,850	
Education Cess@ 2% on Service tax	957	
Secondary Higher Education Cess@ 1% on Service tax	479	49,286
		1,669,286
Less: Application Money Received		50,000
<b>Total</b>		<b>1,619,286</b>

( In Words : Rupees Sixteen Lakhs Nineteen Thousand Two Hundred Eighty Six only )

Riverbank Developers Private Limited



Authorised Signatory

PAN : AADCR7997K  
 Service Tax No : AADCR7997KST001

Please issue cheque / Demand Draft / Pay Order in favour of "Riverbank Developers Private Limited "

*Nabin Kumar Jha*