

Date: 24/06/2019

Mr. Deepak Jalan

C/O Jalan Bros , 16 Pageyaputty Street, Kolkata - 700007

Unit No: A2-1001

Dear Sir/Madam

Congratulations!

Emami City opens its doors to all its proud owners. Welcome to your new home at the City of beautiful moments. A place where your dreams come alive, thrive and bloom into a lifetime full of harmony. We are so pleased to inform you that your home is ready in all respects, fit for occupation. We welcome you to take physical possession of your new home.

We have put in our best efforts to provide comfortable living which you can start enjoying at Emami City, a fully operational club with its numerous facilities ranging from infinity pool, squash court, cafeteria, massage room etc. Your children can sweat in the soccer field while you can play a ball in the putting greens. For those who would like to perform their daily rituals, they may visit the temple built inside the complex.

You may choose to otherwise laze around beside the tranquil lake or sit around in the green shade of the landscaped podium. To sum it up each moment at Emami City will be a perfect moment for you and your loved ones.

Congratulations once again as a proud owner of Emami City.

Please find overleaf the detailed demand letter cum tax invoice and you would be required to pay the same within 15 days from the date of this letter. Please feel free to communicate with our possession desk.

For any clarification on Tax Invoice, please call **9148627984**

For physical possession, please call **9148627934**



Dr Nitesh Kumar

CEO

Emami Realty Limited



emami*
CITY

HIRA/P/NOR/2018/000122 • hira.wb.gov.in

Demand Letter Cum Tax Invoice

Dated 12-06-2019

 Customer Code: A2-1001
 Project: EMAMI CITY - RESIDENTIAL
 Super Built Up(Sqft): 1150,000 aprox
 Carpet Area (Sqft) 767,000 aprox

 Ref: ECTIX/19/02379/4
 SI No: OPB00EC/00049/12-13

 Mr Deepak Jain
 Mrs/Mr Uma Jalan

 CO-: CO Jalan Bros 16 Pagevapully Street Kolkata- 700007
 KOLKATA - 700007, WEST BENGAL, INDIA

CO-Applicant Name Uma Jalan

Sub: Apartment No. A2-1001 in "A2" Block at "EMAMI CITY - RESIDENTIAL", 2 JESSORE ROAD, KOLKATA WEST BENGAL-700028.

Sl No.	Description	Value	1/3rd deduction on account of land value	Taxable Value	CGST @ 9%	SGST @ 9%	Total (Rs.)	
1	On Allotment	Construction Value	989,000.00	329,667.00	659,333.00	0.00	0.00	1,019,560.00
		Amenity Charges	80,000.00	26,667.00	53,333.00	0.00	0.00	80,000.00
		FRC A2 @Rs135	31,050.00	10,350.00	20,700.00	0.00	0.00	34,888.00
		LEGAL CHARGES	5,500.00	0.00	5,500.00	0.00	0.00	5,500.00
5	On Completion of Foundation	Amenity Charges	40,000.00	13,333.00	26,667.00	0.00	0.00	41,236.00
		Construction Value	494,500.00	164,833.00	329,667.00	0.00	0.00	509,780.00
		FRC A2 @Rs135	15,525.00	5,175.00	10,350.00	0.00	0.00	16,005.00
8	On Completion of 2nd Floor	Amenity Charges	40,000.00	13,333.00	26,667.00	0.00	0.00	41,236.00
		Construction Value	494,500.00	164,833.00	329,667.00	0.00	0.00	509,780.00
		FRC A2 @Rs135	15,525.00	5,175.00	10,350.00	0.00	0.00	16,005.00

 Head Office
 Emami Realty Limited
 (Formerly Emami Infrastructure Limited)
 Acropolis | 11th Floor
 165/11, Rajdanga Main Road | Hareba
 Kolkata 700017 | West Bengal | India
 P: +91 93 9621 2124 | W: emami-realty.com

 Call No: 1459979679/1459979679
 WhatsApp: 9396212124



11	On Completion of 5th Floor	Amenity Charges	40,000.00	13,333.00	26,667.00	0.00	0.00	41,236.00
12		Construction Value	494,500.00	164,833.00	329,667.00	0.00	0.00	509,780.00
13		FRC A2@Rs135	15,525.00	5,175.00	10,350.00	0.00	0.00	16,005.00
14	On Completion of 8th Floor	Amenity Charges	40,000.00	13,333.00	26,667.00	0.00	0.00	41,236.00
15		Construction Value	494,500.00	164,833.00	329,667.00	0.00	0.00	509,780.00
16		FRC A2@Rs135	15,525.00	5,175.00	10,350.00	0.00	0.00	16,005.00
17	On Completion of 11th Floor	Amenity Charges	40,000.00	13,333.00	26,667.00	0.00	0.00	41,236.00
18		Construction Value	494,500.00	164,833.00	329,667.00	0.00	0.00	509,780.00
19		FRC A2@Rs135	15,525.00	5,175.00	10,350.00	0.00	0.00	16,005.00
20	On Completion of Brick Work	Amenity Charges	40,000.00	13,333.00	26,667.00	0.00	0.00	41,236.00
21		Construction Value	494,500.00	164,833.00	329,667.00	0.00	0.00	509,780.00
22		FRC A2@Rs135	15,525.00	5,175.00	10,350.00	0.00	0.00	16,005.00
23	On Completion of Plaster Works	Amenity Charges	40,000.00	13,333.00	26,667.00	0.00	0.00	41,236.00

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CIN No. U45400WB00089121426
MCA 21 NO. HR/AR/NI/2018/00122



24	On Completion of Plaster Works	Construction Value	494,500.00	164,833.00	329,667.00	0.00	0.00	509,780.00
25		FRC A2@Rs135	15,525.00	5,175.00	10,350.00	0.00	0.00	16,005.00
26	On Intimation of Possession	SINKING FUNDS	28,750.00	28,750.00	0.00	0.00	0.00	28,750.00
27		PIPED GAS BANK CONNECTION	21,186.00	0.00	21,186.00	1,907.00	1,907.00	25,000.00
28		Construction Value	435,569.00	145,190.00	290,379.00	26,134.00	26,134.00	487,837.00
29		Amenity Charges	40,000.00	13,333.00	26,667.00	2,400.00	2,400.00	44,800.00
30		UTILITY CHARGES SUCH AS DG CONNECTION _ELECTRICITY ETC	73,094.00	0.00	73,094.00	6,578.00	6,578.00	86,250.00
31		FRC A2@Rs135	15,525.00	5,175.00	10,350.00	932.00	932.00	17,389.00
32		CLUB MEMBERSHIP CHARGES	58,475.00	0.00	58,475.00	5,263.00	5,263.00	69,001.00
33		INTEREST FREE MAINTENANCE SECURITY (IFMS)	20,700.00	20,700.00	0.00	0.00	0.00	20,700.00

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MCA 21: KRLAF40012018/000122



34	On Intimation of Possession	LEGAL CHARGES	4,661.00	0.00	4,661.00	419.00	419.00	5,499.00
35		INTEREST FREE MUNICIPAL TAX DEPOSIT (IFMD)	20,700.00	20,700.00	0.00	0.00	0.00	20,700.00
Interest on delayed payment calculated till 12-06-2019 GST on Interest borne by us								34,820.00
Receivable								5,949,841.00
Adjustment Applicant Money								5,109,095.00
Total Receivable								840,746.00

You are requested to kindly remit Rs 840746.000/- on or before the due date 27-06-2019, Payments may please be made by Bank Drafts or A/C payee cheque favoring "EMAMI REALTY LIMITED-Escrow A/C ", payable at par at kolkata branch only. You may remit payment through RTGS (Real Time Gross Settlement) / NEFT facilities to the following account:-

Bank:- EMAMI REALTY LIMITED-Escrow A/C
 Name of the Bank Account:- ICICI Bank Limited
 Branch :- 20 SIR R.N.Mukherjee Road, Kolkata - 700001
 Account No:- 000605023600
 IFSC Code:- ICIC0000006

Note:-The GST amount (CGST and SGST) mentioned in this "Demand Letter cum Tax Invoice" is only a reflection as it is mandatory as per GST Act. The same is calculated as hereinunder as per "Allotement Letter"

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|--|-----------------------------------|
| A. Club Membership- | Rs. 60 per sq.ft. ✓ |
| B. Utility charges such as DG Connection, Electricity, etc.- | Rs. 75 per sq.ft. ✓ |
| C. Legal Charges (50% on Allotment and 50% on Possession)- | Rs. 11000 per flat. ✓ |
| D. Piped GAS Connection- | Rs. 25000 per flat |
| E. Construction Value (Base Price)- | As mentioned in Allotement Letter |
| F. PLC (Location PLC)- | As mentioned in Allotement Letter |
| G. FRC (Floor Heights)- | As mentioned in Allotement Letter |
| H. Amenity Charges (CAR Parking) - | As mentioned in Allotement Letter |

GST (CGST and SGST) Discount is given to you but Emami Realty Ltd. is liable to pay the same to the GOV'T.

Thanking You,

Yours Truly
For EMAMI REALTY LIMITED

gk u-dhary

Whole Time Director
 GSTIN No: 19AALCS5120P1ZS.
 PAN : AALCS5120P
 SAC : 9954

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