

Date: 11-Jun-2016

Sole/First Applicant : Mr. Syomantak Sil  
Joint Applicant :  
Address : 60/128, Haripada Dutta Lane, Golf Gardens, Kolkata -  
700033; PO: Tollygunj; PS: Jadavpur

Contact Number : 9830260314 / 9830567191

Re : Your Booking No. HRFNEWB/00006/16-17

Sub: Provisional Allotment of Apartment No. 18A3 on 18th Floor TOWER-1 at HILAND RIVERFRONT ("Apartment").

Dear Sir/Madam,

Pursuant to your 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 hereby pleased to provisionally allot to you the Apartment in terms of the GTC and subject to timely payments being made by you of the amounts set forth in 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 (fifteen) days of receipt of notice of payment thereof.

The allotment of the Apartment shall be confirmed upon receipt by us of the allotment money as specified in the Payment Schedule. Please note that the application money of **Rs. 100000.00 (Rupees One Lac Only)** already paid by you shall form a part of the allotment money as specified in the Payment Schedule.

Accordingly we request you to make a payment **Rs. 14,71,528.00 (NET OF TDS) (Rupees Fourteen Lac Seventy One Thousand Five Hundred Twenty Eight Only)** which shall be inclusive of service tax, towards allotment money for the said apartment by pay order /demand draft/ cheque (cash payments shall not be accepted under any circumstances) in favour of "RIVERBANK DEVELOPERS PRIVATE LIMITED ESCROW A/C" payable at Kolkata within 30 (thirty) days from the date of this letter, i.e, on or before 11-Jul-2016 failing which this provisional allotment may be cancelled at our sole option and without prejudice to any other rights available to us.

You can also make the payment through wire transfer directly to the following bank account :

**Bank Details**  
RIVERBANK DEVELOPERS PRIVATE LIMITED  
ESCROW A/C  
HDFC BANK LTD  
2/6, Sarat Bose Road,  
"Central Plaza"  
Kolkata-700-020  
West Bengal  
Swift Code-HDFCINBBAL  
A/C No. : 00140350007500  
IFS Code : HDFC0000014

We should be forthwith informed of funds transferred through the RTGS / NEFT route by sharing of the UTR No. along with the applicant name and apartment details. The date of communication of such details shall be taken as the receipt date.

This offer of allotment shall not be treated as a sale or transfer document and does not create any right whatsoever or howsoever in your favour. The allotment of the Apartment shall remain provisional till such time that the Total Price, along with applicable service tax for the Apartment, as stipulated by us, has been paid by you in full and a deed is executed and registered in your favour.

**Riverbank Developers Pvt. Ltd.**  
**Registered Office**

225C, AJC Bose Road, 4th Floor, Kolkata - 700020, India  
P: +91 33 2283 9015-17 F: +91 33 2289 2148 W: www.hilandcal.in

**Sales and Marketing Office**

Anandlok Building, 227 AJC Bose Road, Block-B,  
4th Floor, Kolkata-700020

P: +91 33 4037 3535 F: +91 33 4037 3505

CIN: U70101WB2007PTC120037

Upon receipt of any request for deferment of payments due to us, such request may be entertained by us at our sole discretion. Provided that, in the event such request is accepted by us, interest accrued on such deferred amount shall, at our sole discretion, either (a) be adjusted against compensation payable by us for delayed delivery, if any, as per the terms of the GTC, or (b) be aggregated with any installment of the Total Price or any other dues payable by you.

Please sign a duplicate of this letter to signify your confirmation and acceptance of this provisional allotment and the terms and conditions relating thereto and send it back to us at : **Sales and Marketing Office, RIVERBANK DEVELOPERS PRIVATE LIMITED , 227, A.J.C Bose road, 4th Floor, Block-B, Anandlok Building, Kolkata-700020.**

Please note that above mentioned provisional allotment is subject to the following :

- The GTC duly accepted by you, which forms a part of this provisional allotment letter and shall be treated as binding.
- Timely payment to be made of the amounts mentioned in the Payment Schedule and all other dues as per the GTC; and
- Execution of all documents (in standard formats prescribed by us) in accordance with the terms of the GTC.

Please quote your Apartment No. in all future correspondence.

Capitalised terms not defined herein shall have the respective meanings ascribed to such terms in the GTC.

We assure you of our best services at all times.

Yours faithfully,

For RIVERBANK DEVELOPERS PRIVATE LIMITED

*Abhishek Ganeriwala*

Abhishek Ganeriwala  
(Head - Sales & Marketing)

**Riverbank Developers Pvt. Ltd.**

**Registered Office**

225C, AJC Bose Road, 4<sup>th</sup> Floor, Kolkata - 700020, India

P: +91 33 2283 9015-17 F: +91 33 2289 2148 W: [www.hilandcal.in](http://www.hilandcal.in)

**Sales and Marketing Office**

Anandlok Building, 227 AJC Bose Road, Block-B,  
4th Floor, Kolkata-700020

P: +91 33 4037 3535 F: +91 33 4037 3505

**CIN: U70101WB2007PTC120037**



# HILAND

Allotment Date : 11-Jun-2016

Sole/First Applicant : Mr. Syomantak Sil  
Joint Applicant :  
Address : 60/128, Haripada Dutta Lane, Golf Gardens, Kolkata - 700033; PO: Tollygunj;  
PS: Jadavpur

Property No. : HILAND RIVERFRONT Floor : 18th Floor Unit No. : 18A3 Tower : TOWER-1  
Basic price : 6,042,890.00 Other Charges : 160,550.00  
Net Price : 6,653,440.00 Car Park Cost : 450,000.00

#### Base Cost Charges Breakup

| Charge Name    | Amount              |
|----------------|---------------------|
| Apartment Cost | 6,042,890.00        |
| <b>Total:</b>  | <b>6,042,890.00</b> |

#### Car Park Details

| Payment Description                       | Percentage Due | Amount            |
|---|----------------|-------------------|
| On Allotment                              | 50 %           | 225,000.00        |
| 8th & Final Instalment- Before Possession | 50 %           | 225,000.00        |
|   | <b>Total</b>   | <b>450,000.00</b> |

#### Copus Deposit

| Payment Description                       | Percentage Due | Amount           |
|---|----------------|------------------|
| On Allotment                              | 50 %           | 30,275.00        |
| 8th & Final Instalment- Before Possession | 50 %           | 30,275.00        |
|   | <b>Total :</b> | <b>60,550.00</b> |

#### Club Membership

| Payment Description                       | Percentage Due | Amount            |
|---|----------------|-------------------|
| On Allotment                              | 50 %           | 50,000.00         |
| 8th & Final Instalment- Before Possession | 50 %           | 50,000.00         |
|   | <b>Total :</b> | <b>100,000.00</b> |

#### Riverbank Developers Pvt. Ltd.

#### Registered Office

225C, AJC Bose Road, 4<sup>th</sup> Floor, Kolkata - 700020, India  
P: +91 33 2283 9015-17 F: +91 33 2289 2148 W: www.hilandcal.in

#### Sales and Marketing Office

Anandlok Building, 227 AJC Bose Road, Block-B,  
4<sup>th</sup> Floor, Kolkata-700020

P: +91 33 4037 3535 F: +91 33 4037 3505

CIN: U70101WB2007PTC120037

| Payment Description                                | Due Date   | Amount       |
|--|------------|--------------|
| On Application                                     | 11/07/2016 | 104,500.00   |
| On Allotment                                       | 11/07/2016 | 1,481,364.00 |
| 1st Instalment- On commencement of foundation      |            | 631,482.00   |
| 2nd Instalment-On Commencement of 1st Floor Slab   |            | 631,482.00   |
| 3rd Instalment-On Commencement of 5th Floor Slab   |            | 631,482.00   |
| 4th Instalment-On Commencement of 10th Floor Slab  |            | 631,482.00   |
| 5th Instalment-On Commencement of 15th Floor Slab  |            | 631,482.00   |
| 6th Instalment- On Commencement of 20th Floor Slab |            | 631,482.00   |
| 7th Instalment-On Commencement of Roof Floor Slab  |            | 954,382.00   |
| 8th & Final Instalment- Before Possession          |            | 6,960,620.00 |
| Total :  |            |              |

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

**NOTE : SERVICE TAX AMOUNT INCLUDED IN PAYMENT DESCRIPTION AMOUNT.**

**Riverbank Developers Pvt. Ltd.**

**Registered Office**

225C, AJC Bose Road, 4<sup>th</sup> Floor, Kolkata - 700020, India  
 P: +91 33 2283 9015-17 F: +91 33 2289 2148 W: www.hilandcal.in

**Sales and Marketing Office**

Anandlok Building, 227 AJC Bose Road, Block-B,  
 4<sup>th</sup> Floor, Kolkata-700020

P: +91 33 4037 3535 F: +91 33 4037 3505

**CIN: U70101WB2007PTC120037**