



Ref No: HILAND ARIA / ALLOTMENT / AG / 14-15 / T - 13 / 7A2

Dated: 09<sup>th</sup> July, 2014

Mr. Supriya Dutta  
Mr. Arindam Dutta

Nichu Bazar, Katwa 713130, West Bengal, India

**Application No. 81370**

**Sub: Allotment of Apartment No. - 7A2 on the 7 floor, Tower – 13, at Hiland Aria ("Said Apartment")**

Dear Sir / Madam,

This is with reference to your application bearing No. **81370** for an apartment at Hiland Greens that is being developed by Riverbank Developers Private Limited (RDPL). On being successful at the lottery, we are pleased to allot to you the Said Apartment at Hiland Aria in terms of this letter and the signed General Terms and Conditions (GTC) submitted by you with the aforesaid application (as amended hereby) and the Agreement to Sale to be executed subsequent to payment of the allotment money, subject to payment in accordance with the Payment Schedule attached herewith.

It is pertinent to note here that the allotment of the Said Apartment is made to you based on your acceptance to our offer letter dated **07<sup>th</sup> April, 2014**, whereby you accepted the proposal of Riverbank Developers Private Limited and exercised your option for participating in the lottery for an apartment at Hiland Aria to be constructed by RDPL for and on behalf of Alchemist Township India Limited ("ATIL") in view of your unsuccessful application at Hiland Greens.

It is hereby clarified that the application No. **81370** dated **20.02.2014** shall be deemed to be an application made by you for the allotment of the Said Apartment at Hiland Aria instead of an application for the apartment at Hiland Greens. Further, please note that the car parking charges will be charged as per charges already accepted by you in your above acceptance letter based on your preference for car parking as indicated in your letter of acceptance as above.

For the sake of clarity, please note that the GTC as signed by you along with the aforesaid application shall stand modified and amended as follows:

- The term 'Hiland Greens' as used in and wherever appearing in the GTC and/or any other document forming part of the Application Kit, hereby stands replaced by and shall henceforth be read as 'Hiland Aria';
- The term 'RDPL' as used in and wherever appearing in the GTC and/or any other document forming part of the Application Kit, hereby stands replaced by and shall henceforth be read as 'ATIL';

It is hereby reiterated and clarified once again for the sake of clarity that all other terms and conditions of the GTC signed by you along with the aforesaid application (amended hereby) shall *mutatis mutandis* apply to this allotment and allotment of the Said Apartment is made to you by ATIL only based on your confirmation, representation and acceptance to the GTC already signed by you along with the aforesaid Application and the amendment as mentioned herein.

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 thereof. It is further clarified that the conveyance deed in ATIL's prescribed format shall be executed and the Said Apartment shall be handed over by RDPL (for and on behalf of ATIL) only after the Total Price in accordance with the Payment Schedule together with all other dues and deposits as applicable has been received by ATIL.

This allotment shall not be treated as transfer of any rights to you on the Said Apartment and allotment shall be confirmed only subject to payment of the allotment money and execution of the Agreement to Sale.

Please note that the application money of Rs.50,000/- (Rupees fifty thousand only) already paid by you to RDPL shall form part of the allotment money as specified in the Payment Schedule and shall be deemed to be paid to ATIL. Accordingly, we request you to make payment of the allotment money specified in the Payment Schedule after adjusting the application money of Rs. 50,000 (Rupees fifty thousand only). **Therefore we request you to make a payment of Rs. 2,37,750/- (Rupees Two Lakhs Thirty Seven Thousand Seven Hundred Fifty Only) which shall be inclusive of service tax, towards allotment money for the Said Apartment by Pay Order/Demand Draft/Cheque in favour of Alchemist Township India Limited – Hiland Aria, payable at Kolkata, within 30 days from the date of this letter, failing which this allotment shall stand cancelled at the sole option of ATIL, without prejudice to the other rights of ATIL.**

Please note that abovementioned allotment is subject to your acceptance, confirmation and acknowledgement of the following:

- That you have gone through the master plan and the layout plan for Hiland Aria and after being fully satisfied about the location and the size of the Hiland Aria Project and also about the type, size and layout of the apartments at Hiland Aria you have agreed to participate in the lottery for the allotment of the apartments at Hiland Aria;

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**Alchemist Township India Ltd.**  
(Formerly S B Township India Ltd.)  
225C, AJC Bose Road, 4th Floor, Kolkata-700 020, India

CIN : U70100DL2006PLC263246

**Riverbank Developers Pvt. Ltd.**  
225C, AJC Bose Road, 4th Floor, Kolkata-700 020, India  
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CIN : U70101WB2007PTC120037



- That you have understood the contents of the communication made by RDPL, whereby RDPL made an offer to you to exercise your option to participate in a lottery for an apartment at Hiland Aria against your unsuccessful application at Hiland Greens which was unconditionally accepted by you.
- That there is no need for a fresh General Terms and Conditions (GTC) to be executed and signed by you for the Said Apartment at Hiland Aria and that the GTC executed by you for Hiland Greens shall *mutatis mutandis* be applicable to allotment of the Said Apartment at Hiland Aria as well, subject to the amendments contained herein.
- That the allotment of the Said Apartment at Hiland Aria has been based upon a separate lottery done by RDPL for and on behalf of ATIL and you shall abide by the outcome of the lottery process and do hereby accept the Said Apartment so allotted.
- That the space identified and allotted through lottery or otherwise to you by ATIL conferring a right of use of the parking space in respect of the Said Apartment at Hiland Aria is/shall be acceptable to you.
- That the Total Price and the Payment Schedule as was intimated to you at the time of the application for an apartment at Hiland Greens shall, save and except as contained herein in this letter, be the total price and the payment schedule respectively for the Said Apartment at Hiland Aria. You also confirm, agree and accept that the price payable for the right to use the parking space in respect of the Said Apartment may vary depending on the type of car parking space allotted to you, i.e. open, covered or two wheeler and you hereby unconditionally accept and undertake to pay the same and not raise any disputes with respect thereto.
- That the GTC (as amended hereby) is duly accepted by you and forms part of this allotment letter and shall be treated as binding.
- That you shall make 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.
- That you shall execute all documents as required by ATIL and / or RDPL for and on behalf of ATIL as per its standard formats before delivery of possession of the Apartment at Hiland Aria.

The contents of this letter shall be supplemental to the GTC. Save and except the revisions, additions and amendments made to the GTC pursuant hereto, all other terms and conditions of the GTC shall continue to be effective in respect of Hiland Aria. The GTC shall be deemed to include the contents of this letter. In the event that the provisions of the GTC are contradictory to what has been stated in this letter, then with respect to such contradiction, the contents of this letter shall prevail.

Please sign a duplicate of this letter to signify your confirmation and acceptance of this allotment and the terms and conditions relating thereto.

Please quote your Apartment No. in all future correspondence.

We assure you of our best services at all times.

Thanking You,  
Yours sincerely,  
For **Alchemist Township India Limited**

Maj. Gen. S. N. Mukherjee

Accepted By

Mr. Supriya Dutta

Mr. Arindam Dutta

Accepted by  
**Riverbank Developers Private Ltd.**

Abhishek Ganeriwala  
Head – Sales & Marketing

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