

Date : 19/04/2017

Mr. Abhijit Puglia

Jt. : N.A.

33, Brabourne Road, C/O. - R. K. Kankaria AND CO., 3rd
Floor, Kolkata - 700001, WB

Ph :

Sub: An option to avail 12% p.a. on payment of statutory charges/legal fees/corpus

Dear Mr. Abhijit Puglia,

Your apartment 14A2, tower 9 at Hiland Greens Phase II is all but ready. We will commence pre delivery inspections from 1st January, 2018 and formal deliveries soon after.

In addition to the consideration for the apartment itself, you are requested to make payment of the following as well:-

1. Registration charges : Rs. 27000/-
2. Stamp Duty charges : Rs. 161800/-

We would like to invite you to make payment of the aforesaid amounts immediately. For the period between your payment and the actual registration of your apartment, we are pleased to offer you interest @12% p.a. on the aforesaid amounts.

All the above charges will be paid by us for and on your behalf to the appropriate authorities on actuals. In case excess amount is collected than actually incurred/paid by us, we will return such excess amount. Similarly, in case of any shortfall you will be asked to make good the differential amount.

In addition to the above you are also required to pay corpus deposit (balance due) of Rs. 12500/- & legal fees of Rs. 15000/-. We will offer you an interest @12% on the amount representing the corpus deposit and legal fees which will be ascertained from your payment date till the issuance of actual final installment letter. The said amount does not include any service tax, cess, levies or GST as the case may be.

The current principal outstanding amount for the above referred apartment is Rs. 0/-, which does not include outstanding interest amount (if any). Any payment made by you will first get adjusted with the current principal outstanding and then the amounts mentioned above.

We request you to remit the above by pay order/demand draft/cheque/RTGS/NEFT favouring **Riverbank Developers Pvt. Ltd.** Please share your UTR number with us if you avail RTGS/NEFT payment option.

Should you have any query or require clarification, please feel free to call us at 033-40373535 or e-mail at customercare@hilandcal.com.

Sincerely,

For **RIVERBANK DEVELOPERS PRIVATE LIMITED**

Jayanta Saha

Jayanta Saha
(Head- Sales & Marketing)

Bank Details:

Riverbank Developers Pvt. Ltd
HDFC Bank Ltd.
2/6, Sarat Bose Road, Central Plaza, Kolkata – 700 020
A/C No: 00140350007482
IFSC Code: HDFC0000014

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.hiland.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

Date : 24/02/2017

Mr. Abhijit Puglia

Jt. : N.A.

33, Brabourne Road, C/O. - R. K. Kankaria AND CO., 3rd Floor,
Kolkata - 700001, WB

Ph : 977567135

Sub: An option to avail 12% p.a. off! Ends March 2017

Dear Sir/Madam,

We acknowledge your patience and support in our endeavor to deliver promises made. We have left no stones unturned in preparing for the big occasion and a monumental lot of activities have been going on to ensure we deliver on time your Apartment number 14A2, floor 14, tower 9 at Hiland Greens Phase II.

We are thus pleased to inform you that handover of Apartments are estimated to commence 1st January 2018 onwards. Simultaneously we would like to go an extra mile to extend our thanks by offering you a 12% off (twelve percent) on your balance dues computed on annual basis towards your apartment should you pay on or before 31st March 2017. The offer will be applicable on the number of days prepaid only. The rebate thus earned will be calculated and rolled back to you within 30 (thirty) days of issue of final installment invoice.

Part of balance dues from you as per the prevailing General Terms & Conditions (GTC) and Payment schedule includes the following:

1. 8th & Final Installment (Unit Charge) : **Rs. 104750/-**
2. Final Parking Installment : **Rs. 125000/-**

The above proposition is a one-time exclusive option that cannot be availed /clubbed and/or applied with any other price offerings. The said amount does not include any service tax, cess, levies etc. Further, separate invoice on account of final corpus installment, legal charges, stamp duty and registration fee would be issued in due course of time.

We request you to remit the above by pay order/demand draft/cheque/RTGS/NEFT favouring **Riverbank Developers Pvt. Ltd Escrow A/C**. Please share your UTR number with us if you avail RTGS/NEFT payment option.

Should you have any query or require clarification, please feel free to call us at 033-4037 3535 or e-mail at customercare@hilandcal.com

Sincerely,

For RIVERBANK DEVELOPERS PRIVATE LIMITED



Abhishek Ganeriwala
(Head – Sales & Marketing)

Bank Details:

Riverbank Developers Pvt. Ltd. Escrow A/C
HDFC Bank Ltd.
2/6 Sarat Bose Road
"Central Plaza" Kolkata – 700 020
A/C No. : 00140350007500
IFS Code: HDFC0000014
Swift Code: HDFCINBBCAL

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RIVERBANK DEVELOPERS PRIVATE LIMITED

Applicant Ledger

As on 25-Jan-2017

Run Date: 24-Jan-2017

Time: 18:01:11

Page 1 of 2

Name of project	HILAND GREENS PH-02 TOM BATA AVENUE (New Bata Road) HOLDING NO. 1, BATANAGAR MAHESHTALA				
Name of party	Mr. Abhijit Puglia Application no : HG2-APP/00272/14-15 Booking No : BOO0003/01518/14-15				
Property details	Block/Tower	TOWER-9	Floor	Floor 14th	
	Unit No:	14A2	Area	712.000 SFT (Super BuiltUp Area)	
	Rate: Rs.	2,942.42	Net Rate: Rs.	2,942.00	
	Lawn Area.	0.00 SFT	Terrace Area.	0.00 SFT	
Basic Cost	2,095,000.00	Discount	0.00	Total Cost With ST	2,568,518.00 (2,466,962.00 + 101,556.00)
Cost Breakup Without ST	Basic Cost + Parking Cost + Adhoc Charges + Extra Charges (CORPUS DEPOSIT)				
	2,095,000.00 + 250,000.00 + 96,962.00 + 25,000.00 (25000.00)				
Payment Plan	INSTALLMENT PLAN				
Balance as on 25-Jan-2017	2,316,273.00 (2,224,712.00 + 91,561.00) ** (2,115,250.00 + 77,986.00 + 12,500.00 + 0.00 + 96,962.00 + 13,575.00 0.00)				
Received till 25-Jan-2017 (90.55%)	2,097,345.00 (2,015,212.00 + 82,133.00) ** (1,905,750.00 + 68,558.00 + 12,500.00 + 0.00 + 96,962.00 + 13,575.00 + 0.00)				
Balance as on 25-Jan-2017 * (9.45%)	218,928.00				
Total Due Amount (18.34%)	471,173.00 ** (439,250.00 + 19,423.00 + 12,500.00 + 0.00 + 0.00 + 0.00 - 0.00)				

Detail of Amount Due and Payment Received upto 25-Jan-2017

Date	Particulars	Debit	Credit	Balance	Bal type
20-Feb-2015	Application (50,000.00 + ST : 1,545.00)	51,545.00		51,545.00	Dr
20-Feb-2015	Allotment (276,750.00 + ST : 8,166.00)	284,916.00		336,461.00	Dr
20-Feb-2015	TRANSFER FROM UNIT NO.GA2-HILAND GREENS PH-02-TOWER-12 DUE TO APARTMENT CHANGE Receipt Ref: TRN0001/00073/14-15 (745,750.00 + ST : 22,658.00)		768,408.00	431,947.00	Cr
20-Feb-2015	1st Instalment (419,000.00 + ST : 12,947.00)	431,947.00			
10-Apr-2015	2nd Instalment - On commencement of Foundation (334,500.00 + ST : 10,337.00)	344,837.00		344,837.00	Dr
24-Apr-2015	BEING THE AMOUNT RECEIVED FROM CUSTOMER AGAINST 2ND INST. THROUGH REF NUMBER UBINR52015042400281369 Receipt Ref: REC0002/03518/15-16 vide Journal (334,500.00 + ST : 10,337.00)		344,837.00		
20-Feb-2015	Electrical Infrastructure & DG Backup Charges >> Provisional Electrical Infrastructure Charges & DG Backup Charges [HG2OC/00995/15-16] (96,962.00 + ST : 13,575.00)	110,537.00		110,537.00	Dr
5-Nov-2015	ELECTRICAL INFRASTRUCTURE & DG BACKUP CHARGES THROUGH REF NO. SFB43948464 Receipt Ref: REC0002/05502/15-16 vide Journal (96,961.00 + ST : 13,575.00)		110,536.00	1.00	Dr
16-Mar-2016	3rd Instalment - On commencement of 3rd Floor Slab (209,500.00 + ST : 7,594.00)	217,094.00		217,095.00	Dr
5-Apr-2016	INTEREST : ADHOC Charges: Electrical Infrastructure & DG Backup Charges	164.00		217,259.00	Dr
5-Apr-2016	3RD INSTALMENT RECD & BALANCE OF EXTRA CHARGES RECD & INT RECD ON EXTRA CHARGES THROUGH RTGS NO.- FDRLR52016040400006483 Receipt Ref: REC0002/08368/16-17 vide Journal (209,665.00 + ST : 7,594.00)		217,259.00		
20-May-2016	4th Instalment - On commencement of 6th Floor Slab (209,500.00 + ST : 9,113.00)	218,613.00		218,613.00	Dr

E. & O.E.

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Property details	Block/Tower	TOWER-9	Floor	Floor 14th	
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	Rate: Rs.	2,942.42	Net Rate: Rs.	2,942.00	
	Lawn Area.	0.00 SFT	Terrace Area.	0.00 SFT	
Basic Cost	2,095,000.00	Discount	0.00	Total Cost With ST	2,568,518.00 (2,466,962.00 + 101,556.00)
Cost Breakup Without ST	Basic Cost + Parking Cost + Adhoc Charges + Extra Charges (CORPUS DEPOSIT)				
	2,095,000.00 + 250,000.00 + 96,962.00 + 25,000.00 (25000.00)				
Payment Plan	INSTALLMENT PLAN				
Balance as on 25-Jan-2017	2,316,273.00 (2,224,712.00 + 91,561.00) ** (2,115,250.00 + 77,986.00 + 12,500.00 + 0.00 + 96,962.00 + 13,575.00 0.0)				
Received till 25-Jan-2017 (90.55%)	2,097,345.00 (2,015,212.00 + 82,133.00) ** (1,905,750.00 + 68,558.00 + 12,500.00 + 0.00 + 96,962.00 + 13,575.00 + 0.00)				
Balance as on 25-Jan-2017 * (9.45%)	218,928.00				
Total Due Amount (18.34%)	471,173.00 ** (439,250.00 + 19,423.00 + 12,500.00 + 0.00 + 0.00 + 0.00 - 0.00)				

Detail of Amount Due and Payment Received upto 25-Jan-2017

Date	Particulars	Debit	Credit	Balance	Bal type
10-Jun-2016	4TH INSTALLMENT CHARGES Receipt Ref: REC0002/09613/16-17 vide Electronic fund transfer No: FDRLR52016060900076502 on: Federal Bank , Chq Dt: 09-06-2016 (209,500.00 + ST : 9,113.00)		218,613.00		
14-Jul-2016	5th Instalment - On commencement of 9th Floor Slab (209,500.00 + ST : 9,428.00)	218,928.00		218,928.00	Dr
17-Aug-2016	5TH INSTALLMENT CHARGES Receipt Ref: REC0002/11277/16-17 vide Electronic fund transfer No: FDRLR52016081200088376 on: Federal Bank Ltd , Chq Dt: 12-08-2016 (209,500.00 + ST : 9,428.00)		218,928.00		
2-Sep-2016	6th Instalment - On commencement of 12th Floor Slab (209,500.00 + ST : 9,428.00)	218,928.00		218,928.00	Dr
17-Oct-2016	6TH INSTALLMENT CHARGES Receipt Ref: REC0002/12521/16-17 vide Electronic fund transfer No: FDRLR52016100700055568 on: Federal Bank Ltd , Chq Dt: 07-10-2016 (209,500.00 + ST : 9,428.00)		218,928.00		
17-Oct-2016	7th Instalment - On commencement of Roof (209,500.00 + ST : 9,428.00)	218,928.00		218,928.00	Dr
	Total	2,316,437.00	2,097,509.00	218,928.00	Dr
	Transfers / Cheque Reversal	0.00	0.00		
	Total	2,316,437.00	2,097,509.00	218,928.00	Dr
	Interest Due			13,058.00	
	Interest Waived Off			0.00	
	Grand Total	2,316,437.00	2,097,509.00	231,986.00	Dr

* balance before adjusting Interest

** Breakup amount(basic+stax+exta+stax+adh+stax+onac)

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