

22<sup>nd</sup> April, 2016

To  
**Shambhu Nath Designer Pvt. Ltd.**  
58, Elliot Road  
2<sup>nd</sup> Floor  
Kolkata-700016

**Sub: Refund of cancellation for booking Flat no. 1A & 1B in Block-Hyacinth & Excess payment for booking Flat No. 1C in Block-Eucalyptus at IDEAL GREENS, Kolkata**

Dear Sir,

This is to reference your mail of regarding cancellation application dated 28<sup>th</sup> December, 2015. We are refunding the full and final payment of **Rs. 1,03,50,690.00** /-(Rupees: One Crore Three Lacs Fifty Thousand Six Hundred And Ninety only) by RTGS dated 08.03.2016 from Bank of India against cancellation and refund of excess amount of the afore mentioned flats.

<b>Towards Cancellation</b>	<b>Amount (Rs.)</b>
Unit 1A in Block Hyacinth	Rs.50,00,000/-
Unit 1B in Block Hyacinth -	<u>Rs.50,00,000/-</u>
	<b><u>Rs.1,00,00,000</u></b>

<b>Excess Payment Received</b>	<b>Amount (Rs.)</b>
Total Consideration	Rs.62,83,515/-
Less : Rebate	Rs.12,79,605/-
Net Consideration	Rs.50,03,910/-
Less : Amount Received	<u>Rs.53,54,600/-</u>
<b>Net Excess Amount to be refunded</b>	<b><u>Rs.3,50,690/-</u></b>

**Total amount refunded Rs.1,03,50,690/-**

Please sign on the duplicate hereof as token of your acceptance and confirming that you have no further dues/claims against the aforesaid booking.

Thanking you,

Yours faithfully

For **Ideal Real Estates Pvt Ltd**

  
(Authorized signatory)

Accepted

  
.....  
Shambhu Nath Designer Pvt. Ltd.

**IDEAL**  
**Ideal Real Estates Pvt. Ltd.**

CIN : U70101WB1988PTC045347  
50, Jawahar Lal Nehru Road  
14th floor

Ph. : +91 33 2282 1548/0513/5410  
Fax : +91 33 2282 1564  
E mail : sales@ideal.in

FINAL

Project	Ideal Greens			
Block	E	Type	C	
Floor	1	th		
Size	1,240	sft		
Rate	4,050			
PLC	300			
HE	-			
Air-Conditioner	150			
Rate (excl CP & Sr Tax)	4,500	Service Tax	Service Tax (₹)	Total Amount incl Service Tax(₹)
Basic Value	50,22,000	3.63%	1,80,353	52,02,353
PLC	3,72,000	14.50%	53,439	4,25,439
HE	-	3.63%	-	-
Air-Conditioner	1,86,000	3.63%	6,680	1,92,680
Car Park	5,00,000	3.63%	17,956	5,17,956
<b>Total Value</b>	<b>60,80,000</b>		<b>2,58,427</b>	<b>63,38,427</b>
Discount Rate	14%			

Due Date	Due Amount	Date of Receiving	Amount	Days	Discount Amount
01-Jun-15	3,00,000	01-Jun-15	3,00,000	0	-
01-Jul-15	3,08,000	01-Jun-15	3,08,000	30	3,544
31-Jul-15	6,08,000	01-Jun-15	6,08,000	60	13,992
13-Nov-15	85,244	01-Jun-15	85,244	165	5,395
13-Nov-15	3,40,356	09-Jul-15	3,40,356	127	16,580
26-Feb-16	4,25,600	09-Jul-15	4,25,600	232	37,873
10-Jun-16	4,25,600	09-Jul-15	4,25,600	337	55,013
23-Sep-16	4,25,600	09-Jul-15	4,25,600	442	72,154
06-Jan-17	4,25,600	09-Jul-15	4,25,600	547	89,294
21-Apr-17	4,25,600	09-Jul-15	4,25,600	652	1,06,435
04-Aug-17	4,25,600	09-Jul-15	4,25,600	757	1,23,576
17-Nov-17	4,25,600	09-Jul-15	4,25,600	862	1,40,716
02-Mar-18	4,25,600	09-Jul-15	4,25,600	967	1,57,857
15-Jun-18	90,825	09-Jul-15	90,825	1072	37,345
15-Jun-18	3,34,775	09-Jul-15	3,34,775	1072	1,37,652
<b>31-Oct-18</b>	<b>6,08,000</b>	<b>09-Jul-15</b>	<b>6,08,000</b>	<b>1210</b>	<b>2,82,179</b>
	<b>60,80,000</b>		<b>60,80,000</b>		<b>12,79,605</b>

Note :-

- It has been assumed that the balance payment shall be received on the dates mentioned above. In case of pre payment / delays discounts will change accordingly.





Dated: 13.12.2018

Shambhunath Designer Pvt. Ltd.  
58, Elliot Road  
2<sup>nd</sup> Floor  
Kolkata – 700016

**Kind Attention : Mr. Gourav Agarwal**

**Ref : Your letters dated 08.12.2018**

**Re : Flat No. 1C, 1st Floor, Block - Eucalyptus in Ideal Greens**

Dear Sir,

This is in reference to the above referred letter where you are claiming the possession of your allotted flats.

Please note that recently we have registered our project, Ideal Greens, under WBHIRA with the registration no. HIRA/P/KOL/2018/000212 with the completion date of the overall project on September 2022.

However we shall try to provide you the possession of your flat within the stipulated time period.

We value a good customer like you and assuring you our best services at all times. If you have any further query we can always sit across the table and discuss our points.

Thanking you,

Yours faithfully,  
For Ideal Real Estates Pvt. Ltd.

Authorised Signatory

**IDEAL**

**Ideal Real Estates Pvt. Ltd.**

CIN : U70101WB1988PTC045347

50, Jawahar Lal Nehru Road

Ph. : +91 33 2282 1548/0513/5410

Fax : +91 33 2282 1564

Ref. No. 6.12.18.



Shambhu nath Designer Pvt. Ltd.  
4A, Acre Road  
Benia Pukur  
Kolkata – 700017

**Kind Attention : Mr. Gourav Agarwala**

**Ref : Your letters dated 06.09.2018, 27.09.2018 and 03.11.2018**  
**Re : Flat No. 1C, 1st Floor, Block - Eucalyptus in Ideal Greens**

Dear Sir,

This is in reference to the above referred letters where you are claiming the possession of your allotted flats.

Please note that according to the Agreement for Sale executed on 01-08-2015 by and between us we have committed to handover you possession in respect of your allotted flats on 30-09-2019.

Thus, you are requested to cooperate with us and maintain a good relationship for handing over the peaceful possession and to register the same in your favour subject to payment of consideration, as described in the aforesaid Agreement for Sale.

We value a good customer like you and assuring you our best services at all times.

Thanking you,

Yours faithfully,  
For Ideal Real Estates Pvt. Ltd.

  
Anuj Tulsyan

**IDEAL**  
Ideal Real Estates Pvt. Ltd.

CIN : U70101WB1988PTC045347  
50, Jawahar Lal Nehru Road

Ph. : +91 33 2282 1548/0513/5410  
Fax : +91 33 2282 1564