

Demand Letter Cum Tax Invoice

Dated : 12-06-2019

Customer Code: C7-903

Ref : ECITX/19/02153/4

Project: EMAMI CITY - RESIDENTIAL

SI No : OPBOOEC/00703/13-14

Super Built Up(Sqft): 1920.000 aprox

Carpet Area:(Sqft) 1292.000 aprox

Mr. Soumya De
 Mrs./Mr.Chandan De

C/O-Chandan De, Flat 2C, Block 1, Phase 1, Avani Oxford,
 Near Laketown swimming pool, KOLKATA - 700055, WEST
 BENGAL, INDIA

CO-Applicant Name : Chandan De

Sub: Appartment No. C7-903 in "C7" 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	2,334,720.00	778,240.00	1,556,480.00	0.00	0.00	2,421,292.00
2		Amenity Charges	100,000.00	33,333.00	66,667.00	0.00	0.00	103,708.00
3		LEGAL CHARGES	5,500.00	0.00	5,500.00	0.00	0.00	5,500.00
4		PLC C7@Rs150 (27/05/2011 - 22/08/2016)	57,600.00	19,200.00	38,400.00	0.00	0.00	59,736.00
5	On Completion of Piling	Amenity Charges	50,000.00	16,667.00	33,333.00	0.00	0.00	51,854.00
6		Construction Value	1,167,360.00	389,120.00	778,240.00	0.00	0.00	1,210,646.00
7		PLC C7@Rs150 (27/05/2011 - 22/08/2016)	28,800.00	9,600.00	19,200.00	0.00	0.00	29,868.00
8	On Completion of Foundation	Amenity Charges	50,000.00	16,667.00	33,333.00	0.00	0.00	51,854.00
9		Construction Value	1,167,360.00	389,120.00	778,240.00	0.00	0.00	1,210,646.00
10		PLC C7@Rs150 (27/05/2011 - 22/08/2016)	28,800.00	9,600.00	19,200.00	0.00	0.00	29,868.00

Head Office
 Emami Realty Limited
 (formerly Emami Infrastructure Limited)
 Acropolis | 13th Floor
 1858/1, Rajdanga Main Road | Kasba
 Kolkata 700107 | West Bengal | India
 P +91 33 66251200 W emamirealty.com

CIN No. L45400WB2008PLC121426
 HIRA NO. HIRA/P/NOR/2018/000122

11	On Completion of 2nd Floor	Amenity Charges	50,000.00	16,667.00	33,333.00	0.00	0.00	52,175.00
12		Construction Value	1,167,360.00	389,120.00	778,240.00	0.00	0.00	1,218,140.00
13		PLC C7@Rs150 (27/05/2011 - 22/08/2016)	28,800.00	9,600.00	19,200.00	0.00	0.00	30,053.00
14	On Completion of 5th Floor	Amenity Charges	50,000.00	16,667.00	33,333.00	0.00	0.00	52,250.00
15		Construction Value	1,167,360.00	389,120.00	778,240.00	0.00	0.00	1,219,891.00
16		PLC C7@Rs150 (27/05/2011 - 22/08/2016)	28,800.00	9,600.00	19,200.00	0.00	0.00	30,096.00
17	On Completion of 8th Floor	Amenity Charges	50,000.00	16,667.00	33,333.00	0.00	0.00	52,250.00
18		Construction Value	1,167,360.00	389,120.00	778,240.00	0.00	0.00	1,219,891.00
19		PLC C7@Rs150 (27/05/2011 - 22/08/2016)	28,800.00	9,600.00	19,200.00	0.00	0.00	30,096.00
20	On Completion of 11th Floor	Amenity Charges	50,000.00	16,667.00	33,333.00	0.00	0.00	52,250.00
21		Construction Value	1,167,360.00	389,120.00	778,240.00	0.00	0.00	1,219,891.00
22		PLC C7@Rs150 (27/05/2011 - 22/08/2016)	28,800.00	9,600.00	19,200.00	0.00	0.00	30,096.00
23	On Completion of Plaster Works	Amenity Charges	50,000.00	16,667.00	33,333.00	0.00	0.00	52,250.00

24	On Completion of Plaster Works	Construction Value	1,167,360.00	389,120.00	778,240.00	0.00	0.00	1,219,891.00
25		PLC C7@Rs150 (27/05/2011 - 22/08/2016)	28,800.00	9,600.00	19,200.00	0.00	0.00	30,096.00
26	On Intimation of Possession	SINKING FUNDS	48,000.00	48,000.00	0.00	0.00	0.00	48,000.00
27		PLC C7@Rs150 (27/05/2011 - 22/08/2016)	28,800.00	9,600.00	19,200.00	1,728.00	1,728.00	32,256.00
28		Construction Value	1,167,360.00	389,120.00	778,240.00	70,042.00	70,042.00	1,307,444.00
29		Amenity Charges	50,000.00	16,667.00	33,333.00	3,000.00	3,000.00	56,000.00
30		UTILITY CHARGES SUCH AS DG CONNECTION ELECTRICITY ETC	122,034.00	0.00	122,034.00	10,983.00	10,983.00	144,000.00
31		INTEREST FREE MAINTENANCE SECURITY (IFMS)	34,560.00	34,560.00	0.00	0.00	0.00	34,560.00
32		CLUB MEMBERSHIP CHARGES	84,050.00	0.00	84,050.00	7,565.00	7,565.00	99,180.00
33	INTEREST FREE MUNICIPAL TAX DEPOSIT (IFMD)	34,560.00	34,560.00	0.00	0.00	0.00	34,560.00	

34	On Intimation of Possession	PIPED GAS BANK CONNECTION	21,186.00	0.00	21,186.00	1,907.00	1,907.00	25,000.00
35		LEGAL CHARGES	4,661.00	0.00	4,661.00	419.00	419.00	5,499.00
Interest on delayed payment calculated till 12-06-2019 GST on Interest borne by us								16,383.00
Receivable								13,487,170.00
Adjustment Applicant Money								11,842,728.00
Total Receivable								1,644,442.00

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"

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 GOVT.

Thanking You,

Yours Truly
For **EMAMI REALTY LIMITED**

Whole Time Director
GSTIN No: 19AALCS5120P1ZS.
PAN : AAACO6358E
SAC : 9954

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