



SOUMITA CONSTRUCTION PVT. LTD.

186, Rajarhat Main Road, Kolkata-700157, Ph : 033-4004 8013/14, Fax : 4004 8013

Ref No.- AL/SCPL/TC/IB/03/2/3C/15-16
CIN : U70109WB2012PTC181992

Date: 16.11.2015

MR.AMJAD HUSSAIN
MRS.SHAISTA PARWEEN
13/H/45,
Braun Field Row,
3rd Floor,Mominpore,
Kolkata-700027
West Bengal
Contact No.- 9874316316

Customer ID No.- SCPL/TC/IB/03/2/3C/15-16.

Dear Sir/Madam,

Sub :- Allotment of Flat No.- 3C, on 3rd Floor, in Tower -02, in Project THE COUNTY.

In response to your application dated 14.11.2015, we are pleased to provisionally allot you Flat No.-3C on 3rd Floor in Tower- 02 in "THE COUNTY", Nepal Gunge Road, Daulatpur, P.S Bishnupur,Kolkata-700104

We confirm and acknowledge that you have already paid an amount of ₹ 1,00,000/- (Rupees One Lakh only) as Application Money vide Cheque No- 749457, drawn on- State Bank of India, Chetla, Kolkata, dated-23.10.2015 against your provisional allotment of said Flat. As per your application form, you have opted for Instalment Payment plan. Now, we are pleased to inform that we have agreed to allow the balance payment of the full consideration in stated instalments as per instalment payment plan as mentioned hereunder.

Please note that the payment of balance Consideration in instalments are and shall be binding on you till such time the amounts are fully paid by you.

Please find the details of Apartment provisionally allotted to you and the Total cost payable by you & instalment Payment plan as mentioned below in Tables 1 & 2:

45Flat Type	2.5 BHK
Flat No.	3C on 3 rd Floor
Total Area of the Flat	895 sqft
Tower	02

J V Partner

Developer



Team
TaurusTM
Born to Build

Table 1 Total Cost of the Apartment in Rupees is as stated below:

Basic Flat Cost @ ₹ 2,600/- per sft	₹23,27,000/-
Garden Facing PLC @ ₹ 25/ per sft	₹ 22,375/-
South Facing PLC @ ₹ 25/- per sft	₹ 22,375/-
Floor Escalation @ ₹ 10/- per sft	₹ 8,950/-
Covered Car Park	₹ 2,75,000/-
Total Consideration	₹ 26,55,700/-
Service Tax on Basic Flat Cost & Car Park @ 3.5% & 3.625%	₹ 94,202/-
Service Tax on PLC & Floor Escalation @ 14.5%	₹ 7,787/-
Other Charges	
Club Membership	₹1,00,000/-
Transformer Charges @ ₹ 30/- per sft	₹26,850/-
Generator Charges @ ₹ 30/- per sft	₹26,850/-
Maintenance Deposit @ ₹ 5/- per sft for 6 month	₹26,850/-
Legal Charges	₹20,000/-
Service tax on Other Charges @ 14.5%	₹29,080/-
Total Cost	₹ 29,87,318/-

Table 2 Schedule of Payments in Rupees in agreed instalments*All figures in Rupees*

<i>All figure in Rupees</i>			<u>Total</u>
1. On Booking	Booking amount	₹96,618/-	₹1,00,000/-
	Service Tax on Booking Amount	₹3,382/-	
2. On Agreement	20% of Total Consideration Less Booking Amount	₹4,34,522/-	₹4,74,341/-
	Service Tax on Basic Flat Cost & Car Park	₹15,362/-	
	Service Tax on PLC & Floor Escalation	₹1,557/-	
	Legal Fees	₹ 20,000/-	
	Service Tax on Legal Fees	₹2,900/-	
3. On Commencement of Piling	10% of Total Consideration	₹2,65,570/-	₹2,75,781/-
	Service Tax on Basic Flat Cost & Car Park	₹9,432/-	
	Service Tax on PLC & Floor Escalation	₹779/-	
4. On Commencement of Ground Floor Roof Casting	10% of Total Consideration	₹2,65,570/-	₹2,75,781/-
	Service Tax on Basic Flat Cost & Car Park	₹9,432/-	
	Service Tax on PLC & Floor Escalation	₹779/-	

5. On Commencement of 1 st Floor Roof Casting	10% of Total Consideration	₹2,65,570/-	₹2,75,781/-
	Service Tax on Basic Flat Cost & Car Park	₹9,432/-	
	Service Tax on PLC & Floor Escalation	₹779/-	
6. On Commencement of 2 nd Floor Roof Casting	10% of Total Consideration	₹2,65,570/-	₹2,75,781/-
	Service Tax on Basic Flat Cost & Car Park	₹9,432/-	
	Service Tax on PLC & Floor Escalation	₹779/-	
7. On Commencement of 4 th Floor Roof Casting	10% of Total Consideration	₹2,65,570/-	₹2,75,781/-
	Service Tax on Basic Flat Cost & Car Park	₹9,432/-	
	Service Tax on PLC & Floor Escalation	₹779/-	
8. Within 30 days of 4 th Floor Roof Casting	50% of Club Membership	₹50,000/-	₹57,250/-
	Service Tax	₹7,250/-	
9. On Commencement of 7 th Floor Roof Casting	10% of Total Consideration	₹2,65,570/-	₹2,75,781/-
	Service Tax on Basic Flat Cost & car park	₹9,432/-	
	Service Tax on PLC & Floor Escalation	₹779/-	
10. On Commencement of 9 th Floor Slab	10% Total Consideration	₹2,65,570/-	₹2,75,781/-
	Service Tax on Basic Flat Cost & Car Park	₹9,432/-	
	Service Tax on PLC & Floor Escalation	₹779/-	
11. On Commencement of Flooring	5% of Total Consideration	₹1,32,785/-	₹1,95,140/-
	Service Tax on Basic Flat Cost	₹4,716/-	
	Service Tax on PLC & Floor Escalation	₹389/-	
	50% of Club Membership	₹ 50,000/-	
12. Before Possession as & when demanded	Service Tax on Club Membership	₹ 7,250/-	₹92,230/-
	Generator Charges	₹26,850/-	
	Maintenance Deposit	₹26,850/-	
	Transformer Charges	₹26,850/-	
13. On Possession	Service Tax	₹11,680/-	₹1,37,890/-
	5% Of Total Consideration	₹1,32,785/-	
	Service Tax On Basic Flat Cost	₹4,716/-	
	Service Tax on PLC & floor escalation	₹389/-	

** Additional charges are payable as and when demanded along with then applicable service tax.

The payment as mentioned in Table no- 2 (point-2) shall be paid within **30 (Thirty) days** from the date of issue of this Letter of Allotment failing which this Provisional Allotment Letter shall be liable for cancellation without any further entitlement of the provisional allotment and no claim shall be entertained from you in this regards. For payments as mentioned in Table no: 2, point-3 onwards till full payment of the Total Cost as per Table 1 above we shall, from time to time, send demand notice for payments as per Table:- 2 and the same shall be paid by you as per the terms and conditions agreed upon. Please note that delay in payment beyond the stipulated date shall attract an interest of 18% p.a. Your timely disbursement of payment is therefore solicited.

Please send your remittance by pay order/Demand Draft/Cheque in favour of **Soumita Construction Pvt Ltd.** Payable at Kolkata.

Please quote your Customer ID as stated in this letter as a reference in future payments and correspondence with the Company. This letter is being sent to you in duplicate and please signs the confirmation clause written below as a token of your acceptance of the contents and return to us. Please retain one copy with you.

For any future correspondence, you please may use the following contact points:
Call @ + 91 8420197740 E-mail- anirban@teamtaurus.co.in

Assuring you of our best services at all times.

Thanking you,
Yours Sincerely,

For **Soumita Construction Pvt. Ltd.**

SOUMITA CONSTRUCTION PVT. LTD.
186 BAZARHAT ROAD,
KOLKATA-700 157

Authorised Signatory

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Confirmation Clause:

We confirm and accept what is stated above and undertake to pay the amount as stated above in Table 1 and Table 2

Name

Mussain

.....
(Signature of the First Allottee)

Name

Shaiqa Perween

.....
(Signature of the 2nd Allottee)

Place:

Date: