

Ref No: AL/KJ/IB/2A01

Date: 14th July, 2014**CIN:U45400WB2007PTC115784**

**MRS. NANDITA MUKHOPADHYAY
MR. SAMAR KANTI MUKHOPADHYAYA
Qrs. No. Type V/24, NMDC, P.O:- Bachel,
Dist- Dantewada(Chhattisgarh) Pin - 494553
Phone No:- 91-9425266305**

Customer ID No.	KSPPL/J/2A/IB-093/2014-15
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Dear Madam & Sir,

Sub: Allotment of Flat No: 2A on 2nd Floor in Block-J in Project "KABYA".

In response to your application dated **06.07.2014** we are pleased to provisionally allot you Flat no. **2A** on **2nd Floor**, in **Block-J** in "**KABYA**", Rajarhat, Bishnupur 1 No. Gram Panchayat.

We confirm and acknowledge that you have already paid an amount of ₹ **1,01,000/-**(Rupees **One Lakh One Thousand only**) vide **Cheque No: 753816** dated **04.06.2014** as **Application Money** against your provisional allotment of said Flat. On your written request for payment of Consideration amount of the said Flat we have considered and pleased to inform you that we have agreed to allow the balance payment of the full consideration in stated installments as per installment payment plan as mentioned hereunder.

Please note that the payment of balance Consideration in installments 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 & installment Payment plan as mentioned below in Tables 1 & 2:

Flat Type	3 BHK
Flat No	2A on 2nd Floor in Block-J
Total Area of the Flat	1145 Sq.Ft.

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

Basic Flat Cost	₹ 32,06,000/-
Car Parking Cost	₹ 3,00,000/-
Total Consideration	₹ 35,06,000/-
Service Tax on Total Consideration@3.09%	₹ 1,08,335/-
Other Charges	
Transformer Charges (**)	₹ 91,600/-
Generator Charges (**)	₹ 35,000/-
Maintenance Deposit (**)	₹ 20,610/-
Total Additional Cost	₹ 1,47,210/-
Service tax on Additional Cost @ 12.36%	₹ 18,195/-
Legal Charge (**)	₹ 45,800/-
Service Tax on Legal Charge @12.36%	₹ 5,661/-
Total Cost	₹ 38,31,201/- (Rs. Thirty Eight Lakhs Thirty One Thousand Two Hundred and One only).

Table 2 Schedule of Payments in Rupees in agreed installments*All figures in Rupees.*

1. On Booking	<i>Token amount</i>	₹ 1,01,000/-
	<i>Service Tax</i>	₹ 3,121/-
2. On Agreement	<i>20% Of Consideration Less Token Amount</i>	₹ 6,00,200/-
	<i>Service Tax</i>	₹ 18,546/-
	<i>Legal Charge(**)</i>	₹ 41,600/-
	<i>Service Tax on Legal Charge @ 12.36%</i>	₹ 5,142/-
3. On Commencement of Foundation	<i>10% Of Consideration</i>	₹ 3,50,600/-
	<i>Service Tax</i>	₹ 10,834/-
4. On Foundation	<i>10% Of Consideration</i>	₹ 3,50,600/-
	<i>Service Tax</i>	₹ 10,834/-
5. On First Floor Casting	<i>15% Of Consideration</i>	₹ 5,25,900/-
	<i>Service Tax</i>	₹ 16,250/-
6. On Second Floor Casting	<i>10% Of Consideration</i>	₹ 3,50,600/-
	<i>Service Tax</i>	₹ 10,834/-
7. On Third Floor Casting	<i>10% Of Consideration</i>	₹ 3,50,600/-
	<i>Service Tax</i>	₹ 10,834/-
8. On Fourth Floor Casting	<i>10% Of Consideration</i>	₹ 3,50,600/-
	<i>Service Tax</i>	₹ 10,834/-
9. On Brick work	<i>5% Of Consideration</i>	₹ 1,75,300/-
	<i>Service Tax</i>	₹ 5,417/-
10. On Flooring	<i>5% Of Consideration</i>	₹ 1,75,300/-
	<i>Service Tax</i>	₹ 5,417/-
11. Before Possession	<i>Generator Charges (**)</i>	₹ 35,000/-
	<i>Maintenance Deposit (**)</i>	₹ 20,610/-
	<i>Transformer Charges (**)</i>	₹ 91,600/-
	<i>Service tax on Additional Cost @ 12.36%</i>	₹ 5,661/-
12. On Possession	<i>5% Of Consideration</i>	₹ 1,75,300/-
	<i>Service Tax</i>	₹ 5,417/-

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

The payment as mentioned in Sr. no 2 shall be paid within **30 (Thirty) days** from the date of booking mentioned of your booking form failing which this Provisional Allotment Letter shall be liable for cancellation and ₹ 25,000/- (Rs. Twenty Five Thousand only) will be forfeited and balance amount shall be refunded after 120 days of 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 Sr. no 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 Projects 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 sign 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 8584031491. E-mail @ ana@teamtaurus.co.in

Assuring you of our best services at all times.

Thanking you,
Yours Sincerely,
For **Soumita Projects Pvt. Ltd.**


Authorised Signatory

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Confirmation Clause:

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

Name

Name

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

.....
(Signature of Joint Allottee)

Place:

Date: