



Date : Dec 03, 2016

Mrs. Sunayna Agarwal

16, Tilaknagar, 2nd Floor, Tollygunge
Kolkata : 700040
West Bengal , India

ALLOTMENT LETTER

Sub: Allotment of Flat 12C (2 BHK) in IVY having a super built up area 1,335.00 Sq.Ft. at IDEAL GREENS, 591 A, Motilal Gupta Road, P.S. Haridevpur, Kolkata, West Bengal, India, PIN-700008

Ref: Customer Code : IGR- 285

Dear Sir/Madam,

This is in response to your application dated: Dec 03, 2016.

Subject to realization of the Cheque or Draft of Rs. 3,13,500.00 (Rupees: Three Lakh Thirteen Thousand Five Hundred only) paid by you as **Booking Money**, we are pleased to allot you Flat 12C (2 BHK) in IVY at IDEAL GREENS, 591 A, Motilal Gupta Road, P.S. Haridevpur, Kolkata, West Bengal, India, PIN-700008 for an Agreed Consideration of Rs.75,97,639.00/- (Rupees: Seventy Five Lakh Ninety Seven Thousand Six Hundred Thirty Nine only) (**Total Price**), payable as per attached payment plan, on the terms and conditions of sale contained in our standard Agreement for Sale. The Agreed Consideration includes 1 Basement car parking space, of the type you have applied for.

You have the right to opt out of booking by communication in writing, within 15 (fifteen) days from the date of booking and in such event, after deducting 1% (one percent) of the Agreed Consideration as forfeiture charge, we shall refund to you the balance of the Booking Money, if any (without any interest or damages) and this Allotment Letter shall automatically stand withdrawn and cancelled.

The above allotment is subject to the agreed terms and conditions mentioned in the standard Agreement for Sale, given to you.

On your signing of the standard Agreement for Sale, the standard Agreement for Sale and Allotment Letter would be read together.

Lock-in Period: The Buyer cannot nominate in favour of any third party before the expiry of a period of 12 (twelve) months from the date of this Allotment.

Thanking You,

Yours Faithfully,

For **Ideal Real Estates Pvt. Ltd.**

Authorized Signatory
Anuj Tulsyan

IDEAL

Ideal Real Estates Pvt. Ltd.

CIN : U70101WB1988PTC045347
50, Jawahar Lal Nehru Road
11th floor
Kolkata 700 071, India

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

Payment Schedule

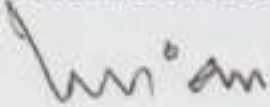
Allotment Date : Dec 03, 2016

Customer Code : IGR- 285
 Customer Name : Mrs. Sunayna Agarwal
 Address : 16, Tilaknagar, 2nd Floor, Tollygunge,
 Kolkata - 700040
 West Bengal, India

Particulars	Total cost	Service Tax	Net Due
Basic	57,40,500	2,58,323	59,98,823
HE	5,13,975	23,129	5,37,104
Air Condition	2,00,250	9,011	2,09,261
CP	3,75,000	16,875	3,91,875
PLC	4,00,500	60,076	4,60,576
Total	72,30,225	3,67,414	75,97,639

Events	Due Date	Basic Unit Cost	HE	Air Condition	Car Park	PLC	ST on Basic + HE+AC+Car Park Cost @ 4.5%	ST on PLC @ 15%	Total
Booking	3-Dec-16	3,00,000	-	-	-	-	13,500	-	3,13,500
Booking+30	2-Jan-17	2,74,050	51,398	20,025	37,500	40,050	17,234	6,008	4,46,263
Booking+60	1-Feb-17	5,74,050	51,398	20,025	37,500	40,050	30,734	6,008	7,59,763
Booking+115	28-Mar-17	4,01,835	35,978	14,018	26,250	28,035	21,514	4,205	5,31,834
Booking+170	22-May-17	4,01,835	35,978	14,018	26,250	28,035	21,514	4,205	5,31,834
Booking+225	16-Jul-17	4,01,835	35,978	14,018	26,250	28,035	21,514	4,205	5,31,834
Booking+280	9-Sep-17	4,01,835	35,978	14,018	26,250	28,035	21,514	4,205	5,31,834
Booking+335	3-Nov-17	4,01,835	35,978	14,018	26,250	28,035	21,514	4,205	5,31,834
Booking+390	28-Dec-17	4,01,835	35,978	14,018	26,250	28,035	21,514	4,205	5,31,834
Booking+445	21-Feb-18	4,01,835	35,978	14,018	26,250	28,035	21,514	4,205	5,31,834
Booking+500	17-Apr-18	4,01,835	35,978	14,018	26,250	28,035	21,514	4,205	5,31,834
Booking+555	11-Jun-18	4,01,835	35,978	14,018	26,250	28,035	21,514	4,205	5,31,834
Booking+610	5-Aug-18	4,01,835	35,978	14,018	26,250	28,035	21,514	4,205	5,31,834
On possession	-	5,74,050	51,398	20,025	37,500	40,050	30,734	6,008	7,59,773
Total		57,40,500	5,13,975	2,00,250	3,75,000	4,00,500	3,07,338	60,075	75,97,639

For **Ideal Real Estates Pvt. Ltd.**



Authorized Signatory
Anuj Tulsyan





RECEIPT
IDEAL GREENS

Receipt No. **2240**
Dated : **Dec 03, 2016**
Received From: **Mrs. Sunayna Agarwal**
Address : **16, Tilaknagar, 2nd Floor, Tollygunge,
West Bengal, India,
Kolkata : 700040**

Amount : **3,13,500 (Rupees: Three Lakh Thirteen Thousand Five Hundred Only)**

Property Details: **Block: IVY** **Floor: 12** **Unit No. 12C**
Property Type: **2 BHK** **Area: 1,335.00 Sq.ft.**
Terrace Area:

Instrument Encashment			
Instrument No.	Dated :	Drawn On	Amount
037211 / Cheque Local	Dec 02, 2016	AXIS BANK	3,13,500
Net Amount			3,13,500
Account Head			Amount
Basic Unit Cost			3,00,000.00
SERVICE_TAX_SALES-Krishi Kalyan Cess 0.15% (SALES)			450.00
SERVICE_TAX_SALES-Swach Bharat Cess 0.150% (SALES)			450.00
SERVICE_TAX-Service Tax on BASIC 4.2 %			12,600.00
Total			3,13,500.00
TDS (Inclusive)			3,000.00
Net Total			3,10,500.00



Authorised Signatory

* Receipt validity subject to realisation of above mentioned instruments

IDEAL

Ideal Real Estates Pvt. Ltd.

CIN : U70101WB1988PTC045347
50, Jawahar Lal Nehru Road
11th floor
Kolkata 700 071, India

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Fax : +91 33 2282 1564
E-mail : sales@ideal.in
Website : www.ideal.in

RECEIPT
IDEAL GREENS



Receipt No. 2290
 Dated : Jan 04, 2017
 Received From: Mrs. Sunayna Agarwal
 Address : 16, Tilaknagar, 2nd Floor, Tollygunge,
 West Bengal, India,
 Kolkata : 700040
 Amount : 20,00,000 (Rupees: Twenty Lakh Only)
 Property Details: Block: IVY Floor: 12 Unit No. 12C
 Property Type: 2 BHK Area: Terrace Area: 1,335.00 Sq.ft.

Instrument Encashment			
Instrument No.	Dated :	Drawn On	Amount
037213 / Cheque Local	Jan 04, 2017	AXIS BANK	20,00,000
Net Amount			20,00,000
Account Head			Amount
Air Condition Charges			20,025.00
Basic Unit Cost			2,74,050.00
Car Park			37,500.00
Height Escalation			51,398.00
PLC			40,050.00
SERVICE_TAX_SALES-Krishi Kalyan Cess 0.15% (SALES)			574.00
SERVICE_TAX_SALES-Krishi Kalyan Cess 0.5% (SALES)			200.00
SERVICE_TAX_SALES-Swach Bharat Cess 0.150% (SALES)			574.00
SERVICE_TAX_SALES-Swach Bharat Cess 0.5% (SALES)			200.00
SERVICE_TAX-Service Tax on BASIC 4.2 %			16,085.00
SERVICE_TAX-Service Tax on PLC 14 %			5,607.00
Air Condition Charges			20,025.00
Basic Unit Cost			5,74,050.00
Car Park			37,500.00
Height Escalation			51,398.00
PLC			40,050.00
SERVICE_TAX_SALES-Krishi Kalyan Cess 0.15% (SALES)			1,024.00
SERVICE_TAX_SALES-Krishi Kalyan Cess 0.5% (SALES)			200.00
SERVICE_TAX_SALES-Swach Bharat Cess 0.150% (SALES)			1,024.00
SERVICE_TAX_SALES-Swach Bharat Cess 0.5% (SALES)			200.00
SERVICE_TAX-Service Tax on BASIC 4.2 %			28,685.00
SERVICE_TAX-Service Tax on PLC 14 %			5,607.00
Air Condition Charges			14,018.00
Basic Unit Cost			4,01,835.00
Car Park			28,250.00
Height Escalation			35,978.00
PLC			28,035.00
SERVICE_TAX_SALES-Krishi Kalyan Cess 0.15% (SALES)			717.00
SERVICE_TAX_SALES-Krishi Kalyan Cess 0.5% (SALES)			140.00
SERVICE_TAX_SALES-Swach Bharat Cess 0.150% (SALES)			717.00
SERVICE_TAX_SALES-Swach Bharat Cess 0.5% (SALES)			140.00
SERVICE_TAX-Service Tax on BASIC 4.2 %			20,079.00
SERVICE_TAX-Service Tax on PLC 14 %			3,925.00
Air Condition Charges			14,018.00
Basic Unit Cost			2,36,834.00
SERVICE_TAX_SALES-Krishi Kalyan Cess 0.15% (SALES)			376.00
SERVICE_TAX_SALES-Swach Bharat Cess 0.150% (SALES)			376.00
SERVICE_TAX-Service Tax on BASIC 4.2 %			10,536.00
Total			20,00,000.00
TDS (Inclusive)			19,030.00
Net Total			19,80,970.00

IDEAL

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Ideal Real Estates Pvt. Ltd.

CIN : U70101WB1988PTC045347
 50, Jawahar Lal Nehru Road
 11th floor
 Kolkata 700 071, India

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 Fax : +91 33 2282 1564
 E-mail : sales@ideal.in
 Website : www.ideal.in

Authorised Signatory





RECEIPT
IDEAL GREENS

Receipt No. 2436
Dated: Mar 20, 2017
Received From: Mrs. Sunayna Agarwal
Address: 16, Tilaknagar, 2nd Floor, Tollygunge,
West Bengal, India,
Kolkata : 700040

Amount: 15,00,000 (Rupees: Fifteen Lakh Only)

Property Details: Block: IVY Floor: 12 Unit No. 12C
Property Type: 2 BHK Area: 1,335.00 Sq.ft.
Terrace Area:

Instrument Encashment			
Instrument No.	Dated :	Drawn On	Amount
037214 / Cheque Local	Mar 20, 2017	AXIS BANK	15,00,000
Net Amount			15,00,000
Account Head			Amount
Basic Unit Cost			1,65,001.00
Car Park			26,250.00
Height Escalation			35,978.00
PLC			28,035.00
SERVICE_TAX_SALES-Krishi Kalyan Cess 0.15% (SALES)			341.00
SERVICE_TAX_SALES-Krishi Kalyan Cess 0.5% (SALES)			140.00
SERVICE_TAX_SALES-Swach Bharat Cess 0.150% (SALES)			341.00
SERVICE_TAX_SALES-Swach Bharat Cess 0.5% (SALES)			140.00
SERVICE_TAX-Service Tax on BASIC 4.2 %			9,544.00
SERVICE_TAX-Service Tax on PLC 14 %			3,925.00
Air Condition Charges			14,018.00
Basic Unit Cost			4,01,835.00
Car Park			26,250.00
Height Escalation			35,978.00
PLC			28,035.00
SERVICE_TAX_SALES-Krishi Kalyan Cess 0.15% (SALES)			717.00
SERVICE_TAX_SALES-Krishi Kalyan Cess 0.5% (SALES)			140.00
SERVICE_TAX_SALES-Swach Bharat Cess 0.150% (SALES)			717.00
SERVICE_TAX_SALES-Swach Bharat Cess 0.5% (SALES)			140.00
SERVICE_TAX-Service Tax on BASIC 4.2 %			20,079.00
SERVICE_TAX-Service Tax on PLC 14 %			3,925.00
Air Condition Charges			14,018.00
Basic Unit Cost			4,01,835.00
Car Park			26,250.00
Height Escalation			35,978.00
PLC			28,035.00
SERVICE_TAX_SALES-Krishi Kalyan Cess 0.15% (SALES)			717.00
SERVICE_TAX_SALES-Krishi Kalyan Cess 0.5% (SALES)			140.00
SERVICE_TAX_SALES-Swach Bharat Cess 0.150% (SALES)			717.00
SERVICE_TAX_SALES-Swach Bharat Cess 0.5% (SALES)			140.00
SERVICE_TAX-Service Tax on BASIC 4.2 %			20,079.00
SERVICE_TAX-Service Tax on PLC 14 %			3,925.00
Air Condition Charges			14,018.00
Basic Unit Cost			1,45,443.00
SERVICE_TAX_SALES-Krishi Kalyan Cess 0.15% (SALES)			239.00
SERVICE_TAX_SALES-Swach Bharat Cess 0.150% (SALES)			239.00
SERVICE_TAX-Service Tax on BASIC 4.2 %			6,638.00
Total			15,00,000.00
TDS (Inclusive)			14,270.00
Net Total			14,85,730.00
			14,85,730.00
			14,85,730.00
Net Total			14,85,730.00

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Authorised Signatory





RECEIPT
IDEAL GREENS

Receipt No. 2523
Dated : Apr 19, 2017
Received From: Mrs. Sunayna Agarwal
Address : 16, Tilaknagar, 2nd Floor, Tollygunge,
West Bengal, India,
Kolkata : 700040

Amount : 10,00,000 (Rupees: Ten Lakh Only)

Property Details: Block: IVY Floor: 12 Unit No. 12C
Property Type: 2 BHK Area: 1,335.00 Sq.ft.
Terrace Area:

Instrument Encashment			
Instrument No.	Dated :	Drawn On	Amount
037216 / Cheque Local	Apr 19, 2017	AXIS BANK	10,00,000
Net Amount			10,00,000
Account Head			Amount
Basic Unit Cost			2,56,392.00
Car Park			26,250.00
Height Escalation			35,978.00
PLC			28,035.00
SERVICE_TAX_SALES-Krishi Kalyan Cess 0.15% (SALES)			478.00
SERVICE_TAX_SALES-Krishi Kalyan Cess 0.5% (SALES)			140.00
SERVICE_TAX_SALES-Swach Bharat Cess 0.150% (SALES)			478.00
SERVICE_TAX_SALES-Swach Bharat Cess 0.5% (SALES)			140.00
SERVICE_TAX-Service Tax on BASIC 4.2 %			13,301.00
SERVICE_TAX-Service Tax on PLC 14 %			3,925.00
Air Condition Charges			14,018.00
Basic Unit Cost			4,01,835.00
Car Park			26,250.00
Height Escalation			35,978.00
PLC			28,035.00
SERVICE_TAX_SALES-Krishi Kalyan Cess 0.15% (SALES)			717.00
SERVICE_TAX_SALES-Krishi Kalyan Cess 0.5% (SALES)			140.00
SERVICE_TAX_SALES-Swach Bharat Cess 0.150% (SALES)			717.00
SERVICE_TAX_SALES-Swach Bharat Cess 0.5% (SALES)			140.00
SERVICE_TAX-Service Tax on BASIC 4.2 %			20,079.00
SERVICE_TAX-Service Tax on PLC 14 %			3,925.00
Air Condition Charges			14,018.00
Basic Unit Cost			84,516.00
SERVICE_TAX_SALES-Krishi Kalyan Cess 0.15% (SALES)			148.00
SERVICE_TAX_SALES-Swach Bharat Cess 0.150% (SALES)			148.00
SERVICE_TAX-Service Tax on BASIC 4.2 %			4,139.00
Total			10,00,000.00
TDS (Inclusive)			9,514.00
Net Total			9,90,486.00


Authorised Signatory

IDEAL

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RECEIPT
IDEAL GREENS



Receipt No. 2676
Dated: Jun 23, 2017
Received From: Mrs. Sunayna Agarwal
Address: 16, Tilaknagar, 2nd Floor, Tollygunge,
West Bengal, India,
Kolkata :700040

Amount: 20,00,000 (Rupees: Twenty Lakh Only)
Property Details: Block: IVY Floor: 12 Unit No. 12C
Area: 1,335.00 Sq.ft.
Property Type: 2 BHK Terrace Area:

Instrument Encashment			
Instrument No.	Dated :	Drawn On	Amount
037217 / Cheque Local	Jun 23, 2017	AXIS BANK	20,00,000
Net Amount			20,00,000
Account Head			Amount
Basic Unit Cost			3,17,319.00
Car Park			26,250.00
Height Escalation			35,978.00
PLC			28,035.00
SERVICE_TAX_SALES-Krishi Kalyan Cess 0.15% (SALES)			569.00
SERVICE_TAX_SALES-Krishi Kalyan Cess 0.5% (SALES)			140.00
SERVICE_TAX_SALES-Swach Bharat Cess 0.150% (SALES)			569.00
SERVICE_TAX_SALES-Swach Bharat Cess 0.5% (SALES)			140.00
SERVICE_TAX-Service Tax on BASIC 4.2 %			15,940.00
SERVICE_TAX-Service Tax on PLC 14 %			3,925.00
Air Condition Charges			14,018.00
Basic Unit Cost			4,01,835.00
Car Park			26,250.00
Height Escalation			35,978.00
PLC			28,035.00
SERVICE_TAX_SALES-Krishi Kalyan Cess 0.15% (SALES)			717.00
SERVICE_TAX_SALES-Krishi Kalyan Cess 0.5% (SALES)			140.00
SERVICE_TAX_SALES-Swach Bharat Cess 0.150% (SALES)			717.00
SERVICE_TAX_SALES-Swach Bharat Cess 0.5% (SALES)			140.00
SERVICE_TAX-Service Tax on BASIC 4.2 %			20,079.00
SERVICE_TAX-Service Tax on PLC 14 %			3,925.00
Air Condition Charges			14,018.00
Basic Unit Cost			4,01,835.00
Car Park			26,250.00
Height Escalation			35,978.00
PLC			28,035.00
SERVICE_TAX_SALES-Krishi Kalyan Cess 0.15% (SALES)			717.00
SERVICE_TAX_SALES-Krishi Kalyan Cess 0.5% (SALES)			140.00
SERVICE_TAX_SALES-Swach Bharat Cess 0.150% (SALES)			717.00
SERVICE_TAX_SALES-Swach Bharat Cess 0.5% (SALES)			140.00
SERVICE_TAX-Service Tax on BASIC 4.2 %			20,079.00
SERVICE_TAX-Service Tax on PLC 14 %			3,925.00
Air Condition Charges			14,018.00
Basic Unit Cost			4,01,835.00
Car Park			26,250.00
Height Escalation			35,978.00
PLC			28,035.00
SERVICE_TAX_SALES-Krishi Kalyan Cess 0.15% (SALES)			6,847.00
SERVICE_TAX_SALES-Krishi Kalyan Cess 0.5% (SALES)			717.00
SERVICE_TAX_SALES-Swach Bharat Cess 0.150% (SALES)			34.00
SERVICE_TAX_SALES-Swach Bharat Cess 0.5% (SALES)			717.00
SERVICE_TAX-Service Tax on BASIC 4.2 %			34.00
SERVICE_TAX-Service Tax on PLC 14 %			20,079.00
Total			958.00
TDS (Inclusive)			20,00,000.00
Net Total			19,047.00
			19,80,953.00

IDEAL

Ideal Real Estates Pvt. Ltd.

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