

Sirachi Tower, 685 Anandapur, Em Byroad
Rb Conector Durgam, Kolkata. 700107, WB

Dear Sirs/Madam,

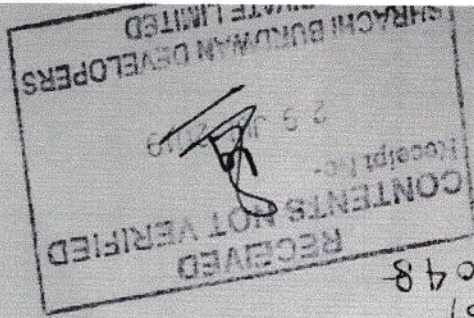
I would like to inform you that, I was communicated with you through mail dated 12th July of 2019 for cancellation, at agreement letter which provided by you against unit no - TGSAT-11A-251K of type plot Avenue - 4. So, my respectful communication you have not clear to the type of plot as a result we have confused and signed the allotment paper without any judgement by me. At this moment I am not agree to continue as you T&C of bar.

However, requesting you to please clear my 10% working amount of your earliest to maintain financial

Enclosure: - (1) Allotment letter in original.
(2) Corresponding mail's (Developer's copy)
(3) Copy of Receipt. no. mention for

so Pl. note that following a/c no. mention for posting of refunded amount. -

Account De - Rajat De
Bank - State Bank of India
C No - 31813600451
SC Code - 581N0000048



Rajat De

Date: 5th August, 2019

To
Mrs. Parijat De
Shree Durga Apartment,
Khaja Anower Berh, 10 No Uttar Para Road,
Post-Stripally, District- Burdwan
Pincode-713103
West Bengal, India

Re: Cancellation of provisional allotment of Unit No TGS4-11A-25IK in Residential Plot- TGS Avenue-4 at Renaissance Township, Burdwan

Customer Id: R/SD2/TGS4/11A/414

Dear Madam,

This is in reference to your letter dated July 12, 2019 for cancellation of the provisional allotment of the said Property; we hereby cancel the provisional allotment of the said Property.

As a result of such cancellation and/or revocation, the part/entire earnest money paid by you has been forfeited and thereby not entitling you to any refund.

We further state that the provisional allotment of the said property in your favour stands cancelled and consequently the original Provisional Allotment Letter along with the General Terms and Conditions so attached, which are lying in your custody stands cancelled and/ or revoked and that any lien that you may have on the said property stands revoked.

Please further note that from date you cease to have any right or interest in the above Property. The Company now stands discharged from all its liabilities and obligations under the General Terms and Conditions towards you and further the Company has the right to deal with the above Property in any manner in which it may deem fit as if no provisional allotment of the same had ever been made to you.

Thanking you

For Shrachi Burdwan Developers Pvt. Ltd

Anshuman Sarkar

General Manager

Operations & Back Office

SHRACHI

Dreamer Doer

Shrachi Burdwan Developers Pvt. Ltd.

Shrachi Tower, 686 Anandapur, E.M. Bypass - RB, Connector Junction, Kolkata - 700 107, West Bengal
H.O. Ph : 033 4984 4984, Site : 8334928000, 8334964000

email : sales@shrachi.com, Website : www.shrachiburdwhaman.com

CRM : 4567772006PTC111545

REDMI NOTE 5 PRO

MI DUAL CAMERA

Date :- Jun 07, 2019

DEVELOPER'S COPY

Burdwan Rising

RENAISSANCE

To,
Mrs. Parijat De
Shree Durga Apartment
10, Uttar Para Road
Khaja Anower Berh, Borobar
Bardhaman (m), Sripalli
Pincode-713103
West Bengal, India

ALLOTMENT LETTER

Sub: Provisional Allotment of unit No.TGSA4-11A-2.51K, of type Plot in Residential Plot-TGS Avenue - 4, Renaissance Township, Burdwan, at Mouza - Goda, Nababhat, Kantrapota Yousufabad

Ref: Customer Code -RSD2/TGSA4/11A/414

Dear Madam,

With reference to your application dated **May 21, 2019** and subsequent realization of the Application Money, being the amount of **Rs. 2,38,801/- (Rupees: Two Lakhs Thirty Eight Thousand Eight Hundred One only)** received from you, we are pleased to provisionally allot you the above-mentioned 'Property', details of which are set out in **Schedule A** in the attached 'Annexure' on the terms and conditions of this letter and that of the Application form as agreed and signed by you.

Please countersign the developer's copy of this letter, which is being sent, herewith in acknowledgement of your confirmation and acceptance of all the terms and conditions as set out in this letter, as well as those set out in the General Terms and Conditions. You are requested to make the payment within the due date as per **Schedule C**, and the enclosed **Demand Letter / Invoice for Advance**.

The Property shall be deemed to have been provisionally allotted to you only when we receive within the Due date (i) the developer's copy of this Allotment Letter duly signed by you, and (ii) the Payment as indicated in **Schedule C**, & the enclosed **Demand Letter / Invoice for Advance**. Any failure by you in this regard shall make the Allotment liable to be cancelled by the Company at its sole discretion as per Terms & Conditions.

Please note that you are liable to pay extra costs/ charges towards Stamp duty, registration Fees, legal documentation charges, rates, taxes(as applicable), electricity connection charges, generator charges, maintenance security deposit, any other applicable charges and charges on account of formation of Association of Owners, but not limited to the above, upon demand.

You will be required to make the payment of the installments/installment and all other dues, as set out in **Schedule C**, of the **Annexure**, or within the scheduled time frame indicated (**Due Date**) or notices issued by The Company from time to time ("**Demand Letter / Invoice for Advance**"). The timely payment of all installments and the continued compliance by you of the provisions of the GTC shall be the essence of the Allotment.

Please quote your **Customer Code** as mentioned above for all your future correspondence.

The said Property has been provisionally allotted to you for a **Total Price** as indicated in **Schedule B** in the attached Annexure. Out of the Total Price, 10% shall be kept with the Company, as a promissory for fulfillment of the Terms and Conditions of this allotment letter and the General Terms and Condition.

In addition to the aforesaid, you shall also be required to pay the additional expenses and charges along with the final installment or otherwise which we will notify you from time to time. Such expenses shall be including but not be limited to the following:

- (a) Costs, deposits and charges towards making arrangement for WBSEB/WBSEDCIL to install transformers and provide electricity connection to the allotted Property
- (b) Documentation charges for drafting the conveyance/transfer deed as indicated in Schedule B

You will also be required to make payment of an extra amount for the Plot Area towards lease rent to the Burdwan Development Authority (BDA), which will commence from the date the possession of the Property is handed over to you and/ or date of execution of the Lease Deed (whichever is earlier).

It is clarified that this is a provisional allotment and is not an agreement to lease or transfer. It is further clarified that the formal transfer document shall be executed only after the Plot has been completely developed and the total price in accordance with the Price and Payment Schedule, together with all other dues and deposits, as applicable, has been received by the Company. The transfer documents must be executed before taking over possession of the Plot.

We shall endeavor to hand over possession of the allotted Property to you within 3 months from the date we receive the Allotment Letter duly countersigned by you or the date of sanctions, whichever is later, save delay due to Force Majeure.

We look forward to a meaningful association with you.

Yours sincerely,
For **Shrachi Burdwan Developers Pvt. Ltd.**

(Handwritten Signature)

Authorized Signatory

Confirmation Clause:
I/We confirm all the above terms and conditions:

Authorized Signatory

(Handwritten Signature)

For **Shrachi Burdwan Developers Pvt.Ltd.**

(Signature of the Sole/First Allottee¹)

Place _____

Date _____

Encls: i) Annexure
ii) Demand Letter/Invoice for Advance
iii) General Terms and conditions

¹ If the Sole/First Allottee is a non-individual then the Authorised representative should sign along with the seal of the organization.

Schedule A: Details Of the Property

Residential Plot-TGS Avenue
 Unit No. : TGS44-11A-2.51K
 Property Type: Plot
 Plot Area: 2.51 Kottah
 Saleable Area: 1,807.20 Sqft
 No. Of Parking Space: Nil
 Parking Space Type: Nil

Schedule B: Details Of the Price

Charge Name	Amount (INR)
Land Cost	23,88,014.00
Total Price: -	23,88,014.00

Base Cost Charges Breakup

Other Charges Breakup

Charge Name	Amount (INR)
External Development Charges	90,360.00
Documentation Charges	23,880.00
Infrastructure Equipment Charges	9,036.00
CGST-CGST 9%	11,998.00
SGST-SGST 9%	11,998.00
Maintenance Deposit	10,040.00
Total :-	1,57,312.00

Schedule C: Payment Schedule

Payment Description	Due Date	Amount (INR)
Booking	May 21, 2019	2,38,801.00
On Notice of Possession	Jul 05, 2019	23,06,525.00
Total :-		25,45,326.00

Tax Invoice

Burdwan Rising

To
 Mrs. Parijat De
 Shree Durga Apartment, Khaja Anower Beth, 10 No Uttar para
 Road, Post- Sripally, Dist-Burdwan, Landmark-Borobar.
 Burdwan - 713103
 Contact : 8299117236 , Mobile : +918299117236
 GSTIN :
From
 Shrachi Burdwan Developers Pvt. Ltd.
 686, Anandapur , Kolkata
 Kolkata (Calcutta) - West Bengal, India
 PAN : AAKC52315M
 GSTIN :
Project
 : BURDWAN TOWNSHIP PHASE - 2
 : MOUZA - GODA Nababhat Kantrapola
Project Address
 : Residential Plot TGS Avenue
Subproject
 : TGSAA-11A-2.51K
Unit No.
 : RSD2/TGSAA/11A/414
Customer Code
 : 1,807.20 SqFt
Saleable Area
 Dear Sir / Madam,
 We wish to inform you that your following installments is/are falling due on the dates indicated against the events listed under

Due Date	Event	Charge Type	SAC Code	Amount	1/3rd	Taxable	CGST 9%	SGST 9%
Jul 05, 2019	On Notice of Possession	Documentation		23,880.00	0.00	23,880.00	2,149.20	2,149.20
		Charges		90,360.00	0.00	90,360.00	8,132.40	8,132.40
		External		995435				
		Development						
		Charges						
		Infrastructure			9,036.00	0.00	9,036.00	813.24
		Equipment Charges						
		Land Cost		2,149,213.00	0.00	10,040.00	903.60	903.60
		Maintenance Deposit		995439	10,040.00			
Total				2,282,529.00	0.00	133,316.00	11,998.44	11,998.44
Total Invoice Amount				2,306,526.00				
Previous Due				0.00				
Interest Amount				0.00				
CGST 9% On Interest				0.00				
SGST 9% On Interest				0.00				
Rounded Off				0.12				
Total Amount Due				2,306,526.00				

A) In case of part payment GST will be adjusted first. In the event of there being any outstanding interest payable by you with the following installment and interest same on receipt of your payment and the remainder will be added to the principal payable by you with the following installment and interest.
 B) Any advance payments done by you has been duly considered and the balance payable amounts has been shown in this invoice.
 C) The Company reserves the right to cancel the booking / allotment if payments including interest are delayed beyond a period of two months.
 Payment may please be made by bank drafts or A/C payee cheques favouring Shrachi Burdwan Developers Private Limited, payable at West Bengal only. You may also remit payment through ECS(Electronic Clearing System) or RTGS(Real Time Gross Settlement) facilities to the following account :-
 Name of the Organisation : Shrachi Burdwan Developers Private Limited
 Banker: HDFC Bank
 Branch: Golpark
 Current Account Number: 5750000115896
 IFSC CODE: HDFC000022
 Outstation or Non MICR or Non CTS cheques will not be accepted.
 Thanking You,
 Your Faithfully,
 For Shrachi Burdwan Developers Pvt. Ltd.
Datta
 For Shrachi Burdwan Developers Pvt. Ltd.
 PS: If your accounts do not tally with our records please contact our office immediately. Please mention Customer Name, Code, Unit No, Project Name and Payment Details behind your cheque or DD by pencil only. In case you choose to deposit the payment directly to our bank, please intimate us with transaction details through email or letter.
 In Case you require any documents for your housing loan disbursement (NOC, Tripartite Agreement etc) from us kindly intimate the same with the copy of your Loan Sanction Letter. Please note that we will require 7 working days to process the same.
 The payments kindly provide us with the copy of the Challan and copy of TDS Certificate to enable us to do the

Date :- Jun 07, 2019

CUSTOMER'S COPY

Burdwan Rising

To,
Mrs. Parijat De
Shree Durga Apartment
10, Uttar Para Road
Khaja Anower Berh, Borobar
Bardhaman (m), Sripail
Pincode-713103
West Bengal, India

ALLOTMENT LETTER

Sub: Provisional Allotment of unit No. TGS44-11A-2.51K, of type Plot in Residential Plot-TGS Avenue - 4, Renaissance Township, Burdwan, at Mouza - Goda, Nababhat, Kantapota Youstabad

Ref: Customer Code -RSD2/TGS44/11A/414

Dear Madam,

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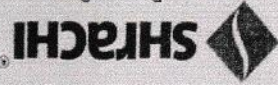
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Please quote your **Customer Code** as mentioned above for all your future correspondence.



Shrachi Burdwan Developers Pvt. Ltd.

Shrachi Tower, 686 Anandapur, E.M. Bypass - RB, Connector Junction, Kolkata - 700 107, West Bengal
H.O. Ph : 033 3984 3984, Site : 8334926000, 8334964000
Dreamer, Doer

The said Property has been provisionally allotted to you for a Total Price as indicated in Schedule B in the attached Annexure. Out of the Total Price, 10% shall be kept with the Company, as a promissory for fulfillment of the Terms and Conditions of this allotment letter and the General Terms and Condition.

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We look forward to a meaningful association with you.

Yours sincerely,
For Shrachhi Burdwan Developers Pvt. Ltd.
Authorized Signatory

Enclo: i) Annexure
ii) Demand Letter/Invoice for
iii) General Terms and conditions

Place _____ Date _____
(Signature of the Sole/First Subttee)
If the Sole/First Subttee is a non-individual then the Authorised representative should sign along with the seal of the organization.