



emami*
Realty

CUSTOMER COPY

emami* CITY

"Beautiful moments, perfect life"

Date: 15/10/2012
Ref: Emami City/Sales/658

Vikash Kumar Bathwal
CF - 10/1 Jyangra Ghosh Para
Baguihati Near Kannan Hardware
Kolkata - 700059
West Bengal

Co-Applicant Name: Ajay Kumar Bathwal

ALLOTMENT LETTER

Sub: Allotment of FLAT/UNIT No. A6-701 (2 BHK) in "Block - A" at EMAMI CITY, 2 Jessore Road, Kolkata - 700028. (Customer Code No. A6-701)

Dear Sir,

In terms of your application dated 30/09/2012 for booking of a flat/unit in "Block- A" at EMAMI CITY, 2 Jessore Road, Kolkata, we are pleased to allot you flat/unit no. A6-701 and One Basement Car Parking at EMAMI CITY, 2 Jessore Road, Kolkata. We are pleased to enclose herewith the Demand letter for allotment of your unit amounting to Rs. 1043096/- for payment thereof. The terms and conditions of such allotment are detailed out in the application and this allotment is subject to the terms and conditions mentioned in the said application form.

This allotment is in accordance with the terms and conditions of Agreement to be executed in terms of the application form and to be signed by you and the payment plan for balance amount is attached herewith for the same and marked as Annexure.

The above allotment is subject to realization of the cheque/Draft paid by you as application money.

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

Thanking You,

Yours truly
For Emami Realty Limited

(Director)
Encl: (i) Demand Letter
(ii) Annexure

emami realty limited

regd. office : 'emami tower', 687 anandapur e. m. bypass 2nd floor, kolkata 700107 india
phone: 91 33 6613 6238-6240 fax: 91 33 6613 6249 e-mail: info@emamirealty.com



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DEMAND LETTER

Sl. No: 1287/15/10/2012

Vikash Kumar Bathwal
CF - 10/1 Jyangra Ghosh Para
Baguihati Near Kannan Hardware
Kolkata - 700059

Customer Code: A6-701
Project: Emami City
Unit No: A6-701
Approx. Area: 1150

Dear Sir,

We wish to inform you that your following amount is falling due on the dates indicated against the event listed under:

Sl.No.	Description ON ALLOTMENT	Due Date	Amount Due (Rs.)	Taxes as applicable			Total (Rs.)
				Service Tax	Education Cess	Higher Education Cess	
A	20% on Allotment	30/10/2012	1200500.00	36015.00	721.00	360.00	1237596.00
B	50% of Legal Fees	30/10/2012	5500.00.00				5500.00
	Receivable (A+B)						1243096.00
D	Adjustment Application Money						200000.00
E	Total Receivable (C-D)						1043096.00

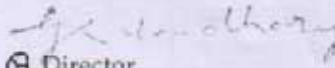
You are requested to kindly remit Rs. 1043096/- on or before Due Date.

Payments may please be made by Bank Drafts or A/c payee cheque favoring "Emami Realty Ltd - Escrow Account", payable at Kolkata only. You may also remit payment through RTGS (Real Time Gross Settlement) facilities to the following account:-

Name of the Organisation : EMAMI REALTY LIMITED - ESCROW ACCOUNT
Banker : ICICI Bank Limited
Branch : 20 Sir R.N.Mukherjee Road, Kolkata-700001
Account No. : 000605023600
IFSC Code : ICIC0000006

Thanking You,
Yours truly,

For Emami Realty Ltd.


Director

Service Tax Registration No. AABCE6823BSD001



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Annexure

Customer Code : A6-701
Customer : Vikash Kumar Bathwal
Joint Holder : Ajay Kumar Bathwal

Description of Flat

Flat No. : A6-701
Type of Flat : 2 BHK
Approx Area (sqft.) : 1150

Breakup of Rate

A. Base Price : @ Rs. 4700/- per sqft i.e. Rs.5405000/-
B. Floor Height : @ Rs. 150/- per sqft i.e. Rs.172500/-
C. Location PLC : @ Rs. 0/- per sqft i.e. Rs.0/-
D. Car Park : 1 No. at Basement Car Parking @ Rs 425000

I. Flat value (A+B+C+D) : Rs. 6002500/-

Payment Schedule

Sl. No.	Event	Amount to be paid
1	On Allotment	20% of total Consideration after adjusting the application money + 50% of Legal Fees
2	On completion of foundation	10% of Flat Value
3	On completion of 2nd Floor	10% of Flat Value
4	On completion of 5th Floor	10% of Flat Value
5	On completion of 8th Floor	10% of Flat Value
6	On completion of 11th Floor	10% of Flat Value
7	Completion of Brick Work	10% of Flat Value
8	On completion of Plaster Works	10% of Flat Value
9	On Intimation of possession	10% of Flat value + Extras & Deposits as mentioned below under the head II
10	Servants Quarter	To be charged extra subject to allotment

II. Extras & Deposits

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-Balance 50%	Rs 5500/- per flat
d	Sinking funds	Rs 25/- per sq ft
e	Interest Free Municipal Tax Deposit (IFMD)	Rs 1.50/- per sq ft x 12 months= Rs 18/- per sq ft
f	Interest Free Maintenance Security (IFMS)	Rs 1.50/- per sq ft x 12 months= Rs 18/- per sq ft
g	CESC meter and connection charges	On actual
h	Stamp duty, Registration Charges, Incidental Expenses, Govt Taxes and levies, any other charges	As applicable

III. Taxes both present and future as applicable such as Service Tax, Value Added Tax etc. shall be paid as and when demanded by the Company.

IV. Above Payment Schedule, Terms & Conditions or any other detail can be changed altered and/or modified at any time at the sole discretion of the Company.

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