

8/15 Inst Paid

RIVERBANK DEVELOPERS PRIVATE LIMITED

Applicant Ledger

As on 23-Jul-2019

Run Date: 23-Jul-2019

Time: 12:45:09

Page 1 of 3

Name of project	HILAND GREENS PH-02 TOM BATA AVENUE (New Bata Road) HOLDING NO. 1, BATANAGAR MAHESHTALA				
Name of party	Mr. Ashutosh Mazumdar Application no : FAP0002/00046/16-17 Booking No : HG2REVL/00006/16-17 Co-Allotees Ms. Chandana Mazumdar				
Property details	Block/Tower	TOWER-10	Floor	Floor 4th	
	Unit No:	4A1	Area	712.000 SFT	(Super BuiltUp Area)
			Area	42.271 SQMT	(Carpet Area)
	Rate: Rs.	2,500.00	Net Rate: Rs.	2,500.00	
	Lawn Area.	0.00 SFT	Terrace Area.	0.00 SFT	
Basic Cost	1,780,000.00	Discount	0.00	Total Cost With Tax	2,287,190.00 (2,179,439.00 + 107,751.00)
Cost Breakup Without ST	Basic Cost + Parking Cost + Adhoc Charges + Extra Charges (Corpus Deposit)				
	1,780,000.00 + 275,000.00 + 99,439.00 + 25,000.00 (25000.00)				
Payment Plan	INSTALLMENT PLAN				
Due as on 23-Jul-2019	2,037,266.00 (1,940,439.00 + 96,827.00) ** (1,828,500.00 + 82,283.00 + 12,500.00 + 0.00 + 99,439.00 + 14,544.00 + 0.00)				
Received till 23-Jul-2019 (111.12%)	2,263,766.00 (2,157,185.00 + 106,581.00) ** (2,045,246.00 + 92,037.00 + 12,500.00 + 0.00 + 99,439.00 + 14,544.00 + 0.00)				
Balance as on 23-Jul-2019 * (-11.12%)	-226,500.00				
Total Due Amount (1.02%)	23,424.00 ** (9,754.00 + 1,170.00 + 12,500.00 + 0.00 + 0.00 + 0.00 + 0.00)				

Detail of Amount Due and Payment Received upto 23-Jul-2019

Date	Particulars	Debit	Credit	Balance	Bal type
3-Nov-2016	Electrical Infrastructure & DG Backup Charges >> Electrical Infrastructure & DG Backup Charges [HG2OC/00044/16-17] (96,962.00 + Tax : 14,544.00)	111,506.00		111,506.00	Dr
3-Nov-2016	INTEREST CHARGES >> INTEREST CHARGES [HG2INT/00025/16-17]	2,477.00		113,983.00	Dr
3-Nov-2016	PAYMENT RECEIVED AGAINST REVIVAL OF APARTMENT Receipt Ref: REC0002/12737/16-17 vide Chq No: 000094 Drawn on: Bank Of Baroda Durgapur, Chq Dt: 21-10-2016, Chq Clear Dt: 11-11-2016 (180,477.00 + Tax : 8,010.00)		188,487.00	74,504.00	Cr
3-Nov-2016	PART OF ALLOTMENT & 1ST INST AGAINST REVIVAL OF BOOKING Receipt Ref: REC0002/12738/16-17 vide Chq No: 000000 Drawn on: Dummy Bank, Chq Dt: 01-01-1980 (295,514.00 + Tax : 12,736.00)		308,250.00	382,754.00	Cr
3-Nov-2016	Application (50,000.00 + Tax : 2,250.00)	52,250.00		330,504.00	Cr
3-Nov-2016	Allotment (229,500.00 + Tax : 9,765.00)	239,265.00		91,239.00	Cr
3-Nov-2016	BALANCE OF 1ST , 2ND ,3RD INST, 4TH , 5TH , 6TH, ADHOC & PART OF 7TH INST Receipt Ref: REC0002/12742/16-17 vide Chq No: 000000 Drawn on: Dummy Bank, Chq Dt: 03-11-2016 (1,447,618.00 + Tax : 75,324.00)		1,522,942.00	1,614,181.00	Cr
3-Nov-2016	CREDIT NOTES GIVEN AGAINST SERVICE TAX DIFFERENCE FOR REVIVAL PROCESS Receipt Ref: REC0002/12747/16-17 vide Chq No: Credit Note Drawn on: Dummy Bank, Chq Dt: 03-11-2016 (16,830.00 + Tax : 757.00)		17,587.00	1,631,768.00	Cr
3-Nov-2016	1st Instalment (356,000.00 + Tax : 16,020.00)	372,020.00		1,259,748.00	Cr
3-Nov-2016	2nd Instalment - On commencement of Foundation (315,500.00 + Tax : 14,198.00)	329,698.00		930,050.00	Cr

E. & O.E.

8/15 Inst Paid.

RIVERBANK DEVELOPERS PRIVATE LIMITED

Applicant Ledger

As on 23-Jul-2019

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Page 2 of 3

Name of project	HILAND GREENS PH-02 TOM BATA AVENUE (New Bata Road) HOLDING NO. 1, BATANAGAR MAHESHTALA				
Name of party	Mr. Ashutosh Mazumdar Application no : FAP0002/00046/16-17 Booking No : HG2REVL/00006/16-17 Co-Allotees Ms. Chandana Mazumdar				
Property details	Block/Tower	TOWER-10	Floor	Floor 4th	
	Unit No:	4A1	Area	712.000 SFT	(Super BuiltUp Area)
			Area	42.271 SQMT	(Carpet Area)
	Rate: Rs.	2,500.00	Net Rate: Rs.	2,500.00	
	Lawn Area.	0.00 SFT	Terrace Area.	0.00 SFT	
Basic Cost	1,780,000.00	Discount	0.00	Total Cost With Tax	2,287,190.00 (2,179,439.00 + 107,751.00)
Cost Breakup Without ST	Basic Cost + Parking Cost + Adhoc Charges + Extra Charges (Corpus Deposit)				
	1,780,000.00 + 275,000.00 + 99,439.00 + 25,000.00 (25000.00)				
Payment Plan	INSTALLMENT PLAN				
Due as on 23-Jul-2019	2,037,266.00 (1,940,439.00 + 96,827.00) ** (1,828,500.00 + 82,283.00 + 12,500.00 + 0.00 + 99,439.00 + 14,544.00 + 0.00)				
Received till 23-Jul-2019 (111.12%)	2,263,766.00 (2,157,185.00 + 106,581.00) ** (2,045,246.00 + 92,037.00 + 12,500.00 + 0.00 + 99,439.00 + 14,544.00 + 0.00)				
Balance as on 23-Jul-2019 * (-11.12%)	-226,500.00				
Total Due Amount (1.02%)	23,424.00 ** (9,754.00 + 1,170.00 + 12,500.00 + 0.00 + 0.00 + 0.00 + 0.00)				

Detail of Amount Due and Payment Received upto 23-Jul-2019

Date	Particulars	Debit	Credit	Balance	Bal type
3-Nov-2016	3rd Instalment - On commencement of 3rd Floor Slab (178,000.00 + Tax : 8,010.00)	186,010.00		744,040.00	Cr
3-Nov-2016	4th Instalment - On commencement of 6th Floor Slab (178,000.00 + Tax : 8,010.00)	186,010.00		558,030.00	Cr
3-Nov-2016	5th Instalment - On commencement of 9th Floor Slab (178,000.00 + Tax : 8,010.00)	186,010.00		372,020.00	Cr
3-Nov-2016	6th Instalment - On commencement of 12th Floor Slab (178,000.00 + Tax : 8,010.00)	186,010.00		186,010.00	Cr
3-Nov-2016	7th Instalment - On commencement of Roof (178,000.00 + Tax : 8,010.00)	186,010.00			
10-Mar-2017	ADVANCE OF 8TH INSTALLMENT Receipt Ref: REC0002/14250/16-17 vide Chq No: 000101 Drawn on: Bank Of Baroda , Chq Dt: 10-03-2017, Chq Clear Dt: 25-03-2017 (216,746.00 + Tax : 9,754.00)		226,500.00	226,500.00	Cr

E. & O.E.

Total	2,037,266.00	2,263,766.00	226,500.00	Cr
Transfers / Cheque Reversal	0.00	0.00		
Total	2,037,266.00	2,263,766.00	226,500.00	Cr
Interest Due			0.00	
Interest WaivedOff			0.00	
Grand Total	2,037,266.00	2,263,766.00	(226,500.00)	Cr

* balance before adjusting Interest

** Breakup amount(basic+tax+exta+tax+adh+tax+onacwithtax)

** Interest Charges to be applicable as per agreement.

E. & O.E.

subject to the condition that the allottee has executed and submitted to RDPL a nomination form available at the registered office of RDPL. Further, the nominee will be required to continue timely payment of all installments due with respect to the Apartment and other charges to RDPL and perform all obligations which had to be otherwise discharged by the allottee had he not been deceased. Such nominee shall pursuant to the death of the allottee, be deemed to be the allottee in relation to the Apartment and all provisions set out herein shall be applicable to such nominee. In the event that such nominee does not adhere to the provisions of this General Terms and Conditions or fails to pay all requisite amounts, RDPL shall have the right to cancel such allotment and allot the Apartment to any other entity and the nominee shall not have any right, claim or lien over the Apartment. Upon such cancellation, the Installment paid till that date will be refunded without interest, after deduction of service charge of either (a) 15% (fifteen percent) of the Total Price mentioned in the Payment Schedule or (b) the entire actual amounts received till the date of cancellation, whichever is less, together with interest due, accrued and payable thereon, in accordance with the terms contained herein. However, the rights of the nominee mentioned above will be subject to any order for or declaration of legal heirs of the deceased allottee by a court of law and the nominee shall be deemed to be holding the Apartment or the refund, as the case may be, in trust for such legal heir declared by the court.

- b. In the event that the allottee dies without nomination, then the legal heirs of the allottee will be required to obtain appropriate documents from a court of law subsequent to which the deed will be executed and registered by RDPL in favour of such legal heirs. For the avoidance of doubt, it is hereby clarified that in the event the legal heirs of the allottee fail to adhere to the payment obligations as stipulated herein, RDPL shall have the right at its sole discretion to cancel the allotment and refund the payments made by the deceased allottee to the legal heirs. Upon such cancellation, the installment paid till that date will be refunded without interest, after deduction of service charge of either (a) 15% (fifteen percent) of the Total Price mentioned in the Payment Schedule or (b) the entire actual amounts received till the date of cancellation, whichever is less, together with interest due, accrued and payable thereon, in accordance with the terms contained herein.

10. DELAY IN PAYMENT OF INSTALLMENTS AND/OR OTHER DUES

- a. It shall be incumbent on the allottee(s) to comply with the terms of payment in respect of the Apartment, vehicle parking and all other payments under the General Terms and Conditions and Payment Schedule.
- b. Payment of the allotment money, installment and all other dues shall be made within the respective time frames mentioned in the Provisional Allotment Letter and/or separate letters for the same issued to the allottee(s) from time to time. In case any such payment is delayed, the allottee(s) shall pay interest on the amount due @ 18% (eighteen percent) per annum from the respective due dates till payment is realised.
- c. Delay in payments of the allotment money, installment and all other dues shall not in the normal course be condoned. In case of any such delay, RDPL reserves the right to cancel the allotment at its sole option and upon such cancellation, the installment paid till that date will be refunded without interest, after deduction of service charge of either (a) 15% (fifteen percent) of the Total Price mentioned in the Payment Schedule or (b) the entire actual amounts received till the date of cancellation, whichever is less, together with interest due, accrued and payable thereon, in accordance with the terms contained herein. Further, upon cancellation of the allotment, the allottee shall have no manner of right, claim, interest or demand over the Apartment and/or against RDPL.

11. POSSESSION

- a. Subject to force majeure, RDPL will endeavour to give possession of the Apartment to the allottee(s) within 42 (forty two) months from the date of allotment of the Apartment.

- b. Force majeure shall, inter alia, include but will not be limited to non-availability or irregular availability of building materials, water supply, electricity, other supplies or utilities, strike, slow down by/disputes with the contractor/construction agencies employed/to be employed, war, lock out or civil commotion, terrorist action, litigation, acts of God, any act, any notice, order, rule or notification of the government and/or any other public or competent authority or any change in the policy of the government/statutory bodies, action or inaction or omission of any person or authority, delay in certain decisions/grant of clearances by the statutory bodies, and such other reasons beyond the control of RDPL.
- c. RDPL, as a result of such a contingency arising, reserves the right to alter or vary these General Terms and Conditions, or if the circumstances so warrant, RDPL may suspend the fulfilment of its obligations for such period as it may consider expedient and the allottee agrees not to claim compensation of any nature whatsoever for the period of such suspension.
- d. In the event RDPL does not endeavour to give possession of the Apartment to the allottee within the stipulated time (subject to force majeure as stated in paragraph 11(a) and (b)), then RDPL will pay compensation to be calculated @ Rs. 12.50/- (Rupees twelve and fifty paise only) per sq ft of the chargeable area of the Apartment per month, effective from the scheduled date of possession till the 'date of possession' (as defined hereinafter), to such of the allottees who have not committed any default or delay.

12. TRANSFER OF APARTMENT

- a. Prior to registration of the Conveyance Deed in accordance with paragraph 13 below, no transfer or alienation of interest in the Apartment in full or in part, shall be permitted or recognized by RDPL except upon payment of a transfer fee @ 2% of the Total Price or the consideration for such transfer, whichever is higher, to RDPL provided that the allottee has cleared all his/her/its dues together with interest thereon, if any, payable till the date of such proposed transfer to RDPL. Such transfer shall be on acceptance of these General Terms and Conditions on the part of the transferee. The right to use the vehicle parking space, if any allotted to the allottee, shall also stand transferred to the transferee along with the Apartment.

13. REGISTRATION AND CONVEYANCE

- a. The conveyance deed of the Apartment (Conveyance Deed) shall be executed and registered in favour of the allottee after the Apartment has been constructed and the Total Price, together with interest (if any) and all other dues and deposits etc. are received and before possession is handed over to the allottee. The allottee will be required to pay the entire stamp duty, registration charges and other taxes and charges as may be levied by the government or other authority from time to time and as applicable at the time of registration, as well as legal fees and other related charges in addition to all prior deposits/payments made by the allottee(s). Such amount shall be deposited by the allottee(s) within 15 (fifteen) days from the date of issue of notice by RDPL or such other date as may be mentioned therein.
- b. Subject to all outstanding amounts being paid by the allottee(s), the allottee(s) shall be deemed to have taken possession of his/her/its Apartment on the 15th (fifteenth) day of service of such possession notice or from such other date as may be mentioned in the notice and such day shall be deemed to be the 'date of possession' irrespective of the date on which the allottee(s) takes physical possession of his/her/its respective Apartment.
- c. On and from the 'date of possession' of the Apartment, the allottee shall be liable to pay RDPL (or its nominee or nominees) all maintenance charges, rates, taxes, levies, outgoings, deposits including security deposits or assessments pertaining to the Apartment wholly and pertaining to the common areas and sport and recreation facilities proportionately, without dissent or demur.

TAX INVOICE

RIVERBANK DEVELOPERS PRIVATE LIMITED

225C A.J.C. BOSE ROAD,
4TH FLOOR,
KOLKATA 700020, WB, INDIA
PAN No. AADCR7997K
S.Tax No. AADCR7997KST001

Date : 10-Mar-17
InvoiceNo. : ADV-HG2/108
Project : HILAND GREENS PH 02
Tower : TOWER-10
UnitNo. : 4A1

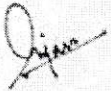
Applicant: Mr. Ashutosh Mazumdar
Co-Applicant: Ms. Chandana Mazumdar

6/125, Kaniska Road, A-Zone, Durgapur, Pin-713204

PH:/Mob:
,,9800877147

Particulars	Amount (Rs.)
Advance received against final installment for Unit charges	89000
Advance received against final installment for Vehicle Parking charges	127746
Total Value of Taxable Service (A)	216746
Total Service Tax Amount (B)	9104
Swachh Bharat Cess @0.5% on Taxable Service (C)	325
Krishi Kalyan Cess @0.5% on Taxable Service (D)	325
Total Received against final instalment vide MR no. REC0002/14250/16-17 dt.10-Mar-17 (A+B+C+D)	226500

RIVERBANK DEVELOPERS PRIVATE LIMITED



Authorized Signatory

- Payment to be made by Bank Drafts / Micr Cheques in the name of "RIVERBANK DEVELOPERS PRIVATE LIMITED ESCROW A/C"
- Service tax has been levied under the Accounting Code Construction of Residential complex after taking abatement @ 70% as the case may be of the amount received towards sale of unit vide notification no 08/2016 -ST dtd 01.03.2016.
- Swachh Bharat Cess has been levied @0.5% of the value of Taxable Service vide Notification No. 22/2015 dated 06.11.2015.
- Krishi Kalyan Cess has been levied @0.5% of the value of Taxable Service w.e.f. 01.03.2016 vide Section 16T of Finance Act 2016.

Riverbank Developers Pvt. Ltd.

Registered Office

225C, AJC Bose Road, 4th Floor, Kolkata - 700020, India
P: +91 33 2283 9015-17 F: +91 33 2289 2148 W: www.hiland.in

Sales and Marketing Office

Anandlok Building, 227 AJC Bose Road, Block-B,
4th Floor, Kolkata-700020
P: +91 33 4037 3535 F: +91 33 4037 3505

CIN: U70101WB2007PTC120037

Date : 24/02/2017

Mr. Ashutosh Mazumdar
Jt. : Ms. Chandana Mazumdar
6/125, Kaniska Road, A-Zone, Durgapur, Pin-713204

Ph : 9800877147

Sub: An option to avail 12% p.a. off! Ends March 2017

Dear Sir/Madam,

We acknowledge your patience and support in our endeavor to deliver promises made. We have left no stones unturned in preparing for the big occasion and a monumental lot of activities have been going on to ensure we deliver on time your Apartment number 4A1, floor 4, tower 10 at Hiland Greens Phase II.

We are thus pleased to inform you that handover of Apartments are estimated to commence 1st January 2018 onwards. Simultaneously we would like to go an extra mile to extend our thanks by offering you a 12% off (twelve percent) on your balance dues computed on annual basis towards your apartment should you pay on or before 31st March 2017. The offer will be applicable on the number of days prepaid only. The rebate thus earned will be calculated and rolled back to you within 30 (thirty) days of issue of final installment invoice.

Part of balance dues from you as per the prevailing General Terms & Conditions (GTC) and Payment schedule includes the following:

1. 8th & Final Installment (Unit Charge) : Rs. 89000/-
2. Final Parking Installment : Rs. 137500/-

The above proposition is a one-time exclusive option that cannot be availed /clubbed and/or applied with any other price offerings. The said amount does not include any service tax, cess, levies etc. Further, separate invoice on account of final corpus installment, legal charges, stamp duty and registration fee would be issued in due course of time.

We request you to remit the above by pay order/demand draft/cheque/RTGS/NEFT favouring **Riverbank Developers Pvt. Ltd Escrow A/C**. Please share your UTR number with us if you avail RTGS/NEFT payment option.

Should you have any query or require clarification, please feel free to call us at 033-4037 3535 or e-mail at customercare@hilandcal.com

Sincerely,

For RIVERBANK DEVELOPERS PRIVATE LIMITED

Abhishek Ganeriwala

Abhishek Ganeriwala
(Head – Sales & Marketing)

Bank Details:

Riverbank Developers Pvt. Ltd. Escrow A/C
HDFC Bank Ltd.
2/6 Sarat Bose Road
"Central Plaza" Kolkata – 700 020
A/C No. : 00140350007500
IFS Code: HDFC0000014
Swift Code: HDFCINBBCAL

Riverbank Developers Pvt. Ltd.

Registered Office

225C, AJC Bose Road, 4th Floor, Kolkata - 700020, India

P: +91 33 2283 9015-17 F: +91 33 2289 2148 W: www.hiland.in

Sales and Marketing Office

Anandlok Building, 227 AJC Bose Road, Block-B,

4th Floor, Kolkata-700020

P: +91 33 4037 3535 F: +91 33 4037 3505

CIN: U70101WB2007PTC120037

RIVERBANK DEVELOPERS PRIVATE LIMITED

225C A. J. C. BOSE ROAD

4TH FLOOR, KOLKATA 700020, WB, INDIA

KOLKATA - 700020

CUSTOMER COPY

HILAND

RECEIPT

Received with thanks from

First Allottee : **Mr. Ashutosh Mazumdar****6/125, Kaniska Road, A-Zone, Durgapur, Pin-713204**

PH:- / MobNo:- 9800877147

Receipt No. : **REC0002/14250/16-17**Date : **10/03/2017**Application No.: **HG2REVL/00006/16-17**Customer ID: **FAP0002/00046/16-17**Co Allottee(s) : **Ms. Chandana Mazumdar**Payment in respect of Unit No.: 4A1 ,4th Floor at TOWER-10, in HILAND GREENS PH-02,
vide Cheque No. 000101 dated : 10/03/2017 Drawn on : Bank Of Baroda

Description	Amount (Rs.)
8th & Final Instalment - Before possession. UNIT CHARGES (89,000.00 + ST : 4,005.00)	93,005.00
8th & Final Instalment - Before possession VEHICLE PARKING-1 (127,746.00 + ST : 5,749.00)	133,495.00
Rupees Two Lacs Twenty Six Thousand Five Hundred Only	226,500.00

* Receipt is valid subject to realisation of cheque(s)/Pay order/Demand draft(s).

for RIVERBANK DEVELOPE **MITED**

Handwritten signature/initials in blue ink.

RIVERBANK DEVELOPERS PRIVATE LIMITED

CUSTOMER COPY

225C A. J. C. ROSE ROAD

HILAND

4TH FLOOR,
KOLKATA - 700020

RECEIPT

Received with thanks from

First Allottee : **Mr. Ashutosh Mazumdar**

6/125, Kaniska Road, A-Zone, Durgapur, Pin-713204

PH:- / MobNo:-

Receipt No. : **REC0002/03490/15-16**

Date : **24/04/2015**

Application No.: **BOO0003/01226/14-15**

Customer ID: **HG2-APM/00125/14-15**

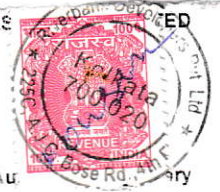
Co Allottee(s) : **Mr. Chandana Mazumdar**

Payment in respect of Unit No.: 4A1 ,4th Floor at TOWER-10, in **HILAND GREENS PH-02**,
vide Demand Draft No. 000058 dated : 22/04/2015 Drawn on : Bank of Baroda Durgapur

Description	Amount (Rs.)
2nd Instalment - On commencement of Foundation.UNIT CHARGES (178000.00 + ST : 5500.00)	183500.00
2nd Instalment - On commencement of Foundation. <u>VEHICLE PARKING-1</u> (137500.00 + ST : 4249.00)	141749.00
3rd Instalment - On commencement of 3rd Floor Slab.UNIT CHARGES (541.00 + ST : 16.00)	557.00
rupees Three Lacs Twenty Five Thousand Eight Hundred Six Oniy	325806.00

* Receipt is valid subject to realization of cheque(s)/Pay order/Demand draft(s).

for RIVERBANK DEVELOPERS



Au. _____

Alchemist Township India Limited

225C, A. J. C. Bose Road, Kolkata - 700020

ACKNOWLEDGEMENT CUM PAY - IN - SLIP



Receipt No. : **HILAND ARIA/AUG/00449/2014**

Received with thanks from Mr. / Ms. / Dr. **ASHUTOSH MAZUMDAR**

The Sum of Rs... **604,751.00**

In Words .. **Six Lac Four Thousand Seven Hundred Fifty One Only**

As **Allotment Money & 1st Inst.**of Apartment No. **4A1**on The **4** ...Floor

Tower No. **10**At **Hiland Aria** , ..Under vide Cheque / DD No. **141857/11222**

Drawn on :.. **STATE BANK OF INDIA**

, Cheque Dated: **03-08-2014/**

Date **26-08-2014**

Pay order / Demand Draft /
Cheque are subject to
realization.



SIGNATURE OF COMPANY OFFICIAL WITH STAMP

Application Money (Rs. 50,000/-)

Serial No. **06749**

Acknowledgement-cum-Pay-In Slip

PLEASE USE BLOCK LETTERS & TICK APPROPRIATELY

APPLICANT'S COPY

Please one and mention branch

140214
D D M M Y Y

ICICI _____ HDFC _____ Pioneer Property _____

HILAND

Applicant's Name (Mr. / Ms.) **ASHUTOSH MAZUMDAR** Contact No. **9800877147**

BANK	BRANCH	CITY	P.O. / DD No.	DATE	AMOUNT (In Rs.)
STATE BANK OF INDIA	A-ZONE DURGAPUR-4	DURGAPUR	051349	13.02.14	50,000/-
Total FIFTY THOUSAND ONLY					50,000

Rupees (in words) **Fifty thousand only** as Application Money.

Deposited by _____



6749

RIVERBANK DEVELOPERS PRIVATE LIMITED

Applicant Ledger

As on 31-Mar-2015

Run Date: 31-Mar-2015

Time: 11:14:02

Page 1 of 1

Name of project	HILAND GREENS PH-02 TOM BATA AVENUE (New Bata Road) HOLDING NO. 1, BATANAGAR MAHESHTALA			
Name of party	Mr. Ashutosh Mazumdar Application no : HG2-APM/00125/14-15 Booking No : BOO0003/01226/14-15 Co-Allotees Mr. Chandana Mazumdar			
Property details	Block/Tower	TOWER-10	Floor	Floor 4th
	Unit No:	4A1	Area	712.000 SFT (Super BuiltUp Area)
	Rate: Rs.	2,500.00	Net Rate: Rs.	2,500.00
	Lawn Area.	0.00 SFT	Terrace Area.	0.00 SFT
Basic cost	1,780,000.00	Discount	0.00	Total Cost 2,143,499.00 (2,080,000.00 + 63,499.00)
Cost Breakup	Basic Cost + Parking Cost + Extra Charges (Corpus Deposit)			
	1,780,000.00 + 275,000.00 + 25,000.00 (25000.00)			
Payment Plan	INSTALLMENT PLAN			
Due as on 31-Mar-2015	654,751.00 (635,500.00 + 19,251.00)		**(623,000.00 + 19,251.00 + 12,500.00 + 0.00 + 0.00 + 0.00)	
Received till 31-Mar-2015 (100.00%)	654,751.00 (635,500.00 + 19,251.00)		**(623,000.00 + 19,251.00 + 12,500.00 + 0.00 + 0.00 + 0.00)	
Balance as on 31-Mar-2015 * (0.00%)	0.00			
Total Due Amount (69.45%)	1,488,748.00		**(1,432,000.00+ 44,248.00+12,500.00 +0.00+ 0.00+0.00 -0.00)	

Detail of Amount Due and Payment Received upto 31-Mar-2015

Date	Particulars	Debit	Credit	Balance	Bal type
27-Feb-2014	APPLICATION Receipt Ref: RECOP02/01684/14-15 vide Chq No: 051349 Drawn on: SBI Bank, Chq Dt: 27-02-2014 (48,501.00 + ST : 1,499.00)		50,000.00	50,000.00	Cr
9-Jul-2014	Application (50,000.00 + ST : 1,545.00)	51,545.00		1,545.00	Dr
8-Aug-2014	Allotment (229,500.00 + ST : 6,705.00)	236,205.00		237,750.00	Dr
23-Aug-2014	1st Instalment (356,000.00 + ST : 11,001.00)	367,001.00		604,751.00	Dr
26-Aug-2014	Receipt Ref: RECOP02/01685/14-15 vide Chq No: 141857 Drawn on: SBI Bank, Chq Dt: 03-08-2014 (230,999.00 + ST : 6,751.00)		237,750.00	367,001.00	Dr
26-Aug-2014	1ST INST MONEY RECEIVED. Receipt Ref: RECOP02/01454/14-15 vide Chq No: 112220 Drawn on: SBI, Chq Dt: 20-07-2014 (356,000.00 + ST : 11,001.00)		367,001.00		
	Total	654,751.00	654,751.00	0.00	
	Transfers / Cheque Reversal	0.00	0.00		
	Grand Total	654,751.00	654,751.00	0.00	

* balance after adjusting Interest

** Breakup amount(basic+stax+exta+stax+adh+stax+onac)

E. & O.E.

Allotment



Ref No: HILAND ARIA / ALLOTMENT / AG / 14-15 / T -10/4A1

Dated: 09th July, 2014

Mr. Ashutosh Mazumdar
Mr. Chandana Mazumdar

6/125, Kaniska Road, A-Zone, Durgapur, pin-713204

Application No. 6749

Sub: Allotment of Apartment No. - 4A1 on the 4 floor, Tower – 10, at Hiland Aria ("Said Apartment")

Dear Sir / Madam,

This is with reference to your application bearing No. 6749 for an apartment at Hiland Greens that is being developed by Riverbank Developers Private Limited (RDPL). On being successful at the lottery, we are pleased to allot to you the Said Apartment at Hiland Aria in terms of this letter and the signed General Terms and Conditions (GTC) submitted by you with the aforesaid application (as amended hereby) and the Agreement to Sale to be executed subsequent to payment of the allotment money, subject to payment in accordance with the Payment Schedule attached herewith.

It is pertinent to note here that the allotment of the Said Apartment is made to you based on your acceptance to our offer letter dated 07th April, 2014, whereby you accepted the proposal of Riverbank Developers Private Limited and exercised your option for participating in the lottery for an apartment at Hiland Aria to be constructed by RDPL for and on behalf of Alchemist Township India Limited ("ATIL") in view of your unsuccessful application at Hiland Greens.

It is hereby clarified that the application No. 6749 dated 10.02.2014 shall be deemed to be an application made by you for the allotment of the Said Apartment at Hiland Aria instead of an application for the apartment at Hiland Greens. Further, please note that the car parking charges will be charged as per charges already accepted by you in your above acceptance letter based on your preference for car parking as indicated in your letter of acceptance as above.

For the sake of clarity, please note that the GTC as signed by you along with the aforesaid application shall stand modified and amended as follows:

- The term 'Hiland Greens' as used in and wherever appearing in the GTC and/or any other document forming part of the Application Kit, hereby stands replaced by and shall henceforth be read as 'Hiland Aria';
- The term 'RDPL' as used in and wherever appearing in the GTC and/or any other document forming part of the Application Kit, hereby stands replaced by and shall henceforth be read as 'ATIL';

It is hereby reiterated and clarified once again for the sake of clarity that all other terms and conditions of the GTC signed by you along with the aforesaid application (amended hereby) shall *mutatis mutandis* apply to this allotment and allotment of the Said Apartment is made to you by ATIL only based on your confirmation, representation and acceptance to the GTC already signed by you along with the aforesaid Application and the amendment as mentioned herein.

In addition to the amounts mentioned in the attached Payment Schedule, you will also be required to pay all such additional charges and expenses as mentioned in the GTC and as intimated to you from time to time by us within 15 days of receipt of notice for payment thereof. It is further clarified that the conveyance deed in ATIL's prescribed format shall be executed and the Said Apartment shall be handed over by RDPL (for and on behalf of ATIL) only after the Total Price in accordance with the Payment Schedule together with all other dues and deposits as applicable has been received by ATIL.

This allotment shall not be treated as transfer of any rights to you on the Said Apartment and allotment shall be confirmed only subject to payment of the allotment money and execution of the Agreement to Sale.

Please note that the application money of Rs.50,000/- (Rupees fifty thousand only) already paid by you to RDPL shall form part of the allotment money as specified in the Payment Schedule and shall be deemed to be paid to ATIL. Accordingly, we request you to make payment of the allotment money specified in the Payment Schedule after adjusting the application money of Rs. 50,000 (Rupees fifty thousand only). **Therefore we request you to make a payment of Rs. 2,37,750/- (Rupees Two Lakhs Thirty Seven Thousand Seven Hundred Fifty Only) which shall be inclusive of service tax, towards allotment money for the Said Apartment by Pay Order/Demand Draft/Cheque in favour of Alchemist Township India Limited – Hiland Aria, payable at Kolkata, within 30 days from the date of this letter, failing which this allotment shall stand cancelled at the sole option of ATIL, without prejudice to the other rights of ATIL.**

Please note that abovementioned allotment is subject to your acceptance, confirmation and acknowledgement of the following:

- That you have gone through the master plan and the layout plan for Hiland Aria and after being fully satisfied about the location and the size of the Hiland Aria Project and also about the type, size and layout of the apartments at Hiland Aria you have agreed to participate in the lottery for the allotment of the apartments at Hiland Aria;

A project promoted by - **ATIL** & Constructed and Managed by- **RDPL**

Alchemist Township India Ltd.

(Formerly S B Township India Ltd.)

225C, AJC Bose Road, 4th Floor, Kolkata-700 020, India

CIN : U70100DL2006PLC263246

Riverbank Developers Pvt. Ltd.

225C, AJC Bose Road, 4th Floor, Kolkata-700 020, India

P: +91 33 2283 9015-17 F: +91 33 2289 2148

W: www.hilandaria.com

CIN : U70101WB2007PTC120037