

## POSSESSION NOTICE

Date :08.03.2019

To  
 Mrs. Udit Tibrewal  
 Mr. Poonam Chandra Tibrewal  
 10, Girish Ghosh Lane, Ghushuri,  
 Howrah-711107

Dear Sir/Madam

Re : Flat/Unit No. 3B, 3<sup>rd</sup> Floor, Block- (B+G+18) , Signum Aristo, 76/1B, Bidhan Sarani, Kolkata-700006 together with appurtenances (Said Flat/Unit And Appurtenances)

By an Agreement for Sale dated **21.01.2015**, we had agreed to sell and transfer the above Flat/Unit to you at the consideration and on the terms and conditions recorded therein.

The said Agreement has since been implemented by and between the parties and we have received the entire consideration payable by you in respect of the same, save and except the last one for **Rs.6,77,600/-** (Rupees Six Lakh Seventy Seven Thousand Six Hundred only) and the balance extras and deposits as per the statement attached.

## A. Total Consideration :

Sl. No.	Head	Price (Rs.)	Service Tax (Rs.)	G.S.T	Total (Rs.)
1	Total Unit Consideration	12100000	463624	145200	12708824
2	Less : Received in Patcorp Const.	5747500	231812	36300	6015612
	Less : Received in Loka Prop	5747500	231812	36300	6015612
	<b>Total Payable : A</b>	<b>605000</b>	<b>0</b>	<b>72600</b>	<b>677600</b>
	Payable in Patcorp Construction Pvt. Ltd.	<b>302500</b>	<b>0</b>	<b>36300</b>	<b>338800</b>
	Payable in Loka Properties Pvt. Ltd.	<b>302500</b>	<b>0</b>	<b>36300</b>	<b>338800</b>

## Patcorp Construction Pvt Ltd

207, A.J.C. Bose Road, Kolkata - 700017, WB, India  
 P: +91 33 2287 1357 F: +91 33 2290 0624  
 E: info@signumgroup.in W: www.signumgroup.in  
 GST No: 19AADCP2007J1ZL



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TDS Exem Receipt - 25/



## B. Extras & Deposits :

Sl. No	Head	Amount (Rs.)	S.Tax Rate (%)	Service Tax (Rs.)	G.S.T Rate (%)	G.S.T (Rs.)	Paid (Rs.)	Payable With Taxes as applicable
1	Sinking Fund Deposit @ Rs. 41/- per Sq.ft for 1245 Sq.ft.	51045	NIL	0.00	NIL	0.00	0.00	51045
2	Rates & Taxes Deposit @ Rs. 41/- per Sq.ft for 1245 Sq.ft.	51045	NIL	0.00	NIL	0.00	0.00	51045
3	Security Deposit (Maintenance) @ Rs. 41/- per Sq.ft for 1245 Sq.ft.	51045	NIL	0.00	NIL	0.00	0.00	51045
4	Transformer (HT/LT Electricity Supply) @ Rs. 101/- per Sqft for 1245 Sqft.	125745	0	0.00	18	22634	0.00	148379
5	Generator Charges @ Rs. 25,000/- per KVA for 2.5 KVA	62500	0	0.00	18	11250	0.00	73750
6	Cost of Installation of Meter	5000	0	0.00	18	900		5900
7	Cost of Formation of Association	5000	0	0.00	18	900	0.00	5900
8	Documentation Charges	15500	12.36	1916	0	0	17416	0
	Documentation Charges	15500			18	2790		18290
	<b>TOTAL ( B )</b>	<b>382380</b>		<b>1916</b>		<b>38474</b>	<b>17416</b>	<b>40535</b>

### Note:

Payments towards Consideration should be made by cheque/pay order/demand draft/RTGS/NEFT which shall be payable in equal at Kolkata and favouring "PATCORP CONSTRUCTION PVT LTD." AND "LOKA PROPERTIES PVT. LTD."

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*(Handwritten Signature)*

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Payment towards Extra Charges and Deposits, Documentation Charge should be made by cheque/pay order/demand draft/RTGS/NEFT which shall be payable at Kolkata and favouring "PATCORP CONSTRUCTION PVT. LTD."

This is also a payment demand notice in terms of the Said Agreement.

We have already obtained Completion Certificate from the Kolkata Municipal Corporation.

We do hereby give you notice upon you to take possession of the said Flat/Unit upon payment of the aforesaid sums and compliance of your other obligations under the said Agreement. You may take inspection of your Flat/Unit within 15 days from the date hereof upon prior appointment with us and be satisfied about the following :

- a) Structural stability of the building.
- b) Construction of the building and the Unit/Flat.
- c) The fittings and fixtures installed.
- d) The built-up area of the Unit/Flat.
- e) The situation of car parking space, if purchased.
- f) The supply of water and electricity.
- g) The common facilities and amenities of the building.

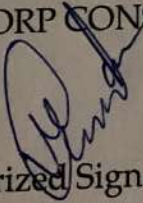
On your recording satisfaction, we shall proceed to have the Deed of Conveyance executed and registered within a period of 30 days thereafter.

We shall put you in vacant possession of the said Flat/Unit in terms of the said Agreement immediately thereafter.

Thanking you,

Yours faithfully,

PATCORP CONSTRUCTION PVT. LTD

  
Authorized Signatory

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