

Mr. Sanjeev Jhunihunwala

Date: 12/07/2019

77/79, Sri Aravinda Road ,Salkia , Howrah-711106

Unit No: D2-603

Dear Sir/Madam

Congratulations!

Emami City opens its doors to all its proud owners. Welcome to your new home at the City of beautiful moments. A place where your dreams come alive, thrive and bloom into a lifetime full of harmony. We are so pleased to inform you that your home is ready in all respects, fit for occupation. We welcome you to take physical possession of your new home.

We have put in our best efforts to provide comfortable living which you can start enjoying at Emami City, a fully operational club with its numerous facilities ranging from infinity pool, squash court, cafeteria, massage room etc. Your children can sweat in the soccer field while you can play a ball in the putting greens. For those who would like to perform their daily rituals, they may visit the temple built inside the complex.

You may choose to otherwise laze around beside the tranquil lake or sit around in the green shade of the landscaped podium. To sum it up each moment at Emami City will be a perfect moment for you and your loved ones.

Congratulations once again as a proud owner of Emami City.

Please find overleaf the detailed demand letter cum tax invoice and you would be required to pay the same within 15 days from the date of this letter. Please feel free to communicate with our possession desk.

For any clarification on Tax Invoice, please call 9148627984 .

For physical possession, please call 9148627934

Dr Nitesh Kumar

CEO

Emami Realty Limited



emami*
CITY

HIRA/P/NOR/2018/000122 • hira.wb.gov.in



Demand Letter Cum Tax Invoice

Dated : 12-06-2019

Customer Code: D2-603

Ref : ECITX/19/02589/4

Project: EMAMI CITY - RESIDENTIAL

Sl No : OPBOOEC/00802/11-12

Super Built Up(Sqft): 2290.000 aprox

Carpet Area:(Sqft) 1486.000 aprox

Mr. Sanjeev Jhunjhunwala

C/O-Kirti kumar Jhunjhunwala, 77/79 Sri Aravinda Road

Salkia Howrah- 711106 HOWRAH - 711106, WEST

BENGAL, INDIA

CO-Applicant Name : N/A

Sub: Appartment No. D2-603 in "D2" Block at "EMAMI CITY - RESIDENTIAL", 2 JESSORE ROAD, KOLKATA WEST BENGAL-700028.

Sl. No.	Description	Value	1/3rd deduction on account of land value	Taxable Value	CGST @9%	SGST@9%	Total (Rs.)
1	On Allotment Construction Value	1,701,200.00	567,067.00	1,134,133.00	0.00	0.00	1,775,202.00
2	Amenity Charges	60,000.00	20,000.00	40,000.00	0.00	0.00	62,610.00
3	Amenity Charges	25,200.00	8,400.00	16,800.00	0.00	0.00	26,296.00
4	PLC D2 @RS 150 EXCHANGE	68,700.00	22,900.00	45,800.00	0.00	0.00	71,688.00
5	FLAT OR CATEGORY CHANGE CHARGES	39,800.00	13,267.00	26,533.00	0.00	0.00	41,531.00
6	FRC D2@Rs75	72,190.00	24,063.00	48,127.00	0.00	0.00	75,330.00
7	LEGAL CHARGES	5,500.00	0.00	5,500.00	0.00	0.00	6,298.00
8	On Completion of Piling Construction Value	850,600.00	283,533.00	567,067.00	0.00	0.00	887,601.00
9	Amenity Charges	30,000.00	10,000.00	20,000.00	0.00	0.00	31,305.00
10	Amenity Charges	12,600.00	4,200.00	8,400.00	0.00	0.00	13,148.00
11	FLAT OR CATEGORY CHANGE CHARGES	19,900.00	6,633.00	13,267.00	0.00	0.00	20,766.00
12	FRC D2@Rs75	36,095.00	12,032.00	24,063.00	0.00	0.00	37,665.00

Head Office
Emami Realty Limited
(formerly Emami Infrastructure Limited)
Acropolis | 13th Floor
185B/1, Rajdanga Main Road | Kasba
Kolkata 700107 | West Bengal | India
P +91 33 66251200 W emamirealty.com

CIN No. L45400WB2008PLC121426
HIRA NO. HIRA/P/NOR/2018/000122



13	On Completion of Piling	PLC D2 @RS 150 EXCHANGE	34,350.00	11,450.00	22,900.00	0.00	0.00	35,844.00
14	On Completion of Foundation	Construction Value	850,600.00	283,533.00	567,067.00	0.00	0.00	887,601.00
15		Amenity Charges	30,000.00	10,000.00	20,000.00	0.00	0.00	31,305.00
16		Amenity Charges	12,600.00	4,200.00	8,400.00	0.00	0.00	13,148.00
17		FLAT OR CATEGORY CHANGE CHARGES	19,900.00	6,633.00	13,267.00	0.00	0.00	20,766.00
18		FRC D2@Rs75	36,095.00	12,032.00	24,063.00	0.00	0.00	37,665.00
19		PLC D2 @RS 150 EXCHANGE	34,350.00	11,450.00	22,900.00	0.00	0.00	35,844.00
20		On Completion of 2nd Floor	Construction Value	850,600.00	283,533.00	567,067.00	0.00	0.00
21	Amenity Charges		30,000.00	10,000.00	20,000.00	0.00	0.00	31,305.00
22	Amenity Charges		12,600.00	4,200.00	8,400.00	0.00	0.00	13,148.00
23	FLAT OR CATEGORY CHANGE CHARGES		19,900.00	6,633.00	13,267.00	0.00	0.00	20,766.00
24	FRC D2@Rs75		36,095.00	12,032.00	24,063.00	0.00	0.00	37,665.00

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25	On Completion of 2nd Floor	PLC D2 @RS 150 EXCHANGE	34,350.00	11,450.00	22,900.00	0.00	0.00	35,844.00
26	On Completion of 5th Floor	Construction Value	850,600.00	283,533.00	567,067.00	0.00	0.00	888,877.00
27		Amenity Charges	30,000.00	10,000.00	20,000.00	0.00	0.00	31,350.00
28		Amenity Charges	12,600.00	4,200.00	8,400.00	0.00	0.00	13,167.00
29		FLAT OR CATEGORY CHANGE CHARGES	19,900.00	6,633.00	13,267.00	0.00	0.00	20,796.00
30		FRC D2@Rs75	36,095.00	12,032.00	24,063.00	0.00	0.00	37,719.00
31		PLC D2 @RS 150 EXCHANGE	34,350.00	11,450.00	22,900.00	0.00	0.00	35,896.00
32		On Completion of 8th Floor	Construction Value	850,600.00	283,533.00	567,067.00	0.00	0.00
33	Amenity Charges		30,000.00	10,000.00	20,000.00	0.00	0.00	31,350.00
34	Amenity Charges		12,600.00	4,200.00	8,400.00	0.00	0.00	13,167.00
35	FLAT OR CATEGORY CHANGE CHARGES		19,900.00	6,633.00	13,267.00	0.00	0.00	20,796.00
36	FRC D2@Rs75		36,095.00	12,032.00	24,063.00	0.00	0.00	37,719.00
37	PLC D2 @RS 150 EXCHANGE		34,350.00	11,450.00	22,900.00	0.00	0.00	35,896.00

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38	On Completion of 11th Floor	Construction Value	850,600.00	283,533.00	567,067.00	0.00	0.00	888,877.00
39		Amenity Charges	30,000.00	10,000.00	20,000.00	0.00	0.00	31,350.00
40		Amenity Charges	12,600.00	4,200.00	8,400.00	0.00	0.00	13,167.00
41		FLAT OR CATEGORY CHANGE CHARGES	19,900.00	6,633.00	13,267.00	0.00	0.00	20,796.00
42		FRC D2 @Rs75	36,095.00	12,032.00	24,063.00	0.00	0.00	37,719.00
43		PLC D2 @RS 150 EXCHANGE	34,350.00	11,450.00	22,900.00	0.00	0.00	35,896.00
44	On Completion of 13th Floor	Construction Value	850,600.00	283,533.00	567,067.00	51,036.00	51,036.00	952,672.00
45		Amenity Charges	30,000.00	10,000.00	20,000.00	1,800.00	1,800.00	33,600.00
46		Amenity Charges	12,600.00	4,200.00	8,400.00	756.00	756.00	14,112.00
47		FLAT OR CATEGORY CHANGE CHARGES	19,900.00	6,633.00	13,267.00	1,194.00	1,194.00	22,288.00
48		FRC D2 @Rs75	36,095.00	12,032.00	24,063.00	2,166.00	2,166.00	40,427.00
49		PLC D2 @RS 150 EXCHANGE	34,350.00	11,450.00	22,900.00	2,061.00	2,061.00	38,472.00
50	On Intimation of Possession	Construction Value	745,221.00	248,407.00	496,814.00	44,713.00	44,713.00	834,647.00

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51	On Intimation of Possession	SINKING FUNDS	57,250.00	57,250.00	0.00	0.00	0.00	57,250.00
52		PLC D2 @RS 150 EXCHANGE	34,350.00	11,450.00	22,900.00	2,061.00	2,061.00	38,472.00
53		Amenity Charges	12,600.00	4,200.00	8,400.00	756.00	756.00	14,112.00
54		Amenity Charges	30,000.00	10,000.00	20,000.00	1,800.00	1,800.00	33,600.00
55		UTILITY CHARGES SUCH AS DG CONNECTION _ELECTRICITY ETC	144,758.00	0.00	144,758.00	13,028.00	13,028.00	170,814.00
56		PIPED GAS BANK CONNECTION	21,186.00	0.00	21,186.00	1,907.00	1,907.00	25,000.00
57		FRC D2@Rs75	36,095.00	12,032.00	24,063.00	2,166.00	2,166.00	40,427.00
58		FLAT OR CATEGORY CHANGE CHARGES	19,900.00	6,633.00	13,267.00	1,194.00	1,194.00	22,288.00
59		CLUB MEMBERSHIP CHARGES	116,440.00	0.00	116,440.00	10,480.00	10,480.00	137,400.00
60		LEGAL CHARGES	4,661.00	0.00	4,661.00	419.00	419.00	5,499.00

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61	On Intimation of Possession	INTEREST FREE MUNICIPAL TAX DEPOSIT (IFMD)	41,220.00	41,220.00	0.00	0.00	0.00	41,220.00
62		INTEREST FREE MAINTENANCE SECURITY (IFMS)	41,220.00	41,220.00	0.00	0.00	0.00	41,220.00
63	Service Tax Differance (01.04.2016 to 31.05.2016)	Service Tax Differance (01.04.2016 to 31.05.2016)	8,753.00	0.00	8,753.00	0.00	0.00	8,753.00
64	Interest Charge against C1-204	Interest Charge against C1-204	71,553.00	23,851.00	47,702.00	4,293.00	4,293.00	80,139.00
Interest on delayed payment calculated till 12-06-2019 GST on Interest borne by us								273,729.00
Receivable								11,147,498.00
Adjustment Applicant Money								8,210,347.00
Total Receivable								2,937,151.00

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 2937151 \\
 (-) 273729 \\
 (-) 80139 \\
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 2583283
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$$1079,3561/-$$

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You are requested to kindly remit Rs 2937150.890/- on or before the due date 27-06-2019, Payments may please be made by Bank Drafts or A/C payee cheque favoring "EMAMI REALTY LIMITED-Escrow A/C ", payable at par at kolkata branch only. You may also remit payment through RTGS (Real Time Gross Settlement)/ NEFT facilities to the following account:-

Bank:- EMAMI REALTY LIMITED-Escrow A/C
Name of the Bank Account:- ICICI Bank Limited
Branch :- 20 SIR R.N.Mukherjee Road, Kolkata - 700001
Account No:- 000605023600
IFSC Code:- ICIC0000006

Note:-The GST amount (CGST and SGST) mentioned in this "Demand Letter cum Tax Invoice" is only a reflection as it is mandatory as per GST Act. The same is calculated as hereinunder as per "Allotement Letter"

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 (50% on Allotment and 50% on Possession)-	Rs. 11000 per flat.
D. Piped GAS Connection-	Rs. 25000 per flat
E. Construction Value (Base Price)-	As mentioned in Allotement Letter
F. PLC (Location PLC)-	As mentioned in Allotement Letter
G. FRC (Floor Heights)-	As mentioned in Allotement Letter
H. Amenity Charges (CAR Parking) -	As mentioned in Allotement Letter

GST (CGST and SGST) Discount is given to you but Emami Realty Ltd. is liable to pay the same to the GOVT.

Thanking You,

Yours Truly
For **EMAMI REALTY LIMITED**

Whole Time Director
GSTIN No: 19AALCS5120P1ZS.
PAN : AALCS5120P
SAC : 9954

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