

# The Rain Forest

MKHS HOUSING LLP

Application Ref.No. MKHS/0058/2014-2015

Date: 6<sup>th</sup> November 2015

Mr- Shubhankar Chakraborty  
MB - 416, Mahisbathan  
Saltlake, Sector - V  
Kolkata 700102  
West Bengal India  
91631-11110  
91632-22220

## Intimation for Execution of Sale Agreement

Ref: Flat No. "6-2/D" of Block No "6" in our project "The Rain Forest" at Podra, Bishnupur, Rajarhat, Kolkata - 700135 (Said Flat)

Dear Sir/Madam,

This is response to your application for the Said Flat and further to the draft agreement sent at your email id on 10th October 2015.

We are pleased to inform you that the 2nd installment on execution of sale agreement is due, payable as per attached payment schedule, on the terms and conditions of Sale contained in the Booking Form.

In order to confirm the booking and execute Sale Agreement (at our office by prior appointment), you have to make a further payment of **Rs.1351520/-** which includes **Rs.45704/-** towards payment of Service Tax, in addition to above booking amount already paid by you; on or before 16th November 2015.

In addition to the above payment, you need to pay further **Rs.22800/-** in favor of "**V C Agarwal & Company**" towards Documentation Fees for Sale Agreement.

The payment schedule containing total cost break-up of said flat and the amount due as per construction schedule is enclosed for your ready reference.

Jointly Developed By :

**MOUNTHILL**  
REALTY

**ONEX**  
REALTY

**Corporate Off. :** Salt Lake Stadium, Between Gate No. 1&2, 1st Floor, Bhagwandas Taxi Meter Testing Center, Salt Lake, Kolkata - 700098, West Bengal, India.  
T: +91 33 4007 1489/90 | E: rainforest@mounthillrealty.com | www.mounthillrealty.com

**Registered Off. :** 6, Abanindra Nath Thakur Sarani (Camac Street), Fort Knox Building, 2nd Floor, Room No. 204, Kolkata - 700017, West Bengal, India.

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पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL


02AB 816327

AGREEMENT

1. Date: 31<sup>st</sup> January, 2017.
2. Place: Kolkata
3. Parties
  - 3.1 SMC India Limited, a company within the meaning of the Companies Act, 1956, having its registered office at Podra, P.O. Rajarhat Bishnupur, 24 Parganas (North) Kolkata-135, West Bengal (formerly at 115, B. R. B. Basu Road, Police Station Burrabazar, Kolkata-700001), {CIN U51909WB1994PLC064608 } [PAN AAFCS0287B]  
(Owner, includes successor-in-interest and assigns)

For MKHS Housing LLP

  
Authorised Signatory





And

- 3.2 **MKHS HOUSING LLP**, a Limited Liability Partnership firm incorporated under the Limited Liability Partnership Act 2008, having its registered office at 6, Abanindra Nath Thakur Sarani (Camac Street) Fort Knox Building, 2<sup>nd</sup> Floor, Room No. 204, Kolkata-700017, West Bengal [**PAN AAWFM6121A**], being represented by one of its partner, Mr. Hemont Kumar Sikaria, son of Sajan Kumar Sikaria, of Gate No. 1 & 2, 1<sup>st</sup> floor, above Hyundai Showroom, Salt Lake City, Kolkata-700098  
(Developer, includes successor-in-interest and assigns)

And

- 3.3 **Mr. Shubhankar Chakraborty (PAN-AGLPC4575F)** Son of Mr. Bimalendu Chakraborty & **Mrs. Sutapa Chakraborty (PAN-AMEPC1816G)** Wife of Mr. Shubhankar Chakraborty both are by faith Hindu by nationality Indian residing at MB - 416, Mahisbathan Saltlake, Sector – V, Kolkata- 700102, West Bengal India  
(Buyer, includes successors-in-interest)

Owner and Developer collectively **Sellers**

Owner, Developer and Buyer referred to as such or as **Party** and collectively **Parties**.

**NOW THIS AGREEMENT WITNESSES, RECORDS, BINDS AND GOVERNS THE CONTRACTUAL RELATIONSHIP BETWEEN THE PARTIES AS FOLLOWS:**

**4. Subject Matter of Agreement**

**4.1 Said Flat And Appurtenances:** Terms and conditions for transfer of:

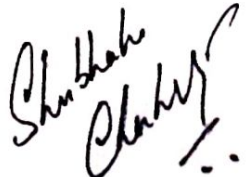
- 4.1.1 **Said Flat:** Residential Flat No. 6-2/D, 2<sup>nd</sup> (Second) Floor, super built-up area approximately 1592 (One Thousand Five Hundred Ninety Two) square feet (**Said Flat**), in the Block No. 6(Six) [**Said Block**],

described in **Part I** of the 2<sup>nd</sup> **Schedule** below, in the proposed G+16 (ground plus sixteen) storied building of the project named "**The RainForest**" (**Said Complex**), to be constructed on a divided and demarcated portion of land comprised in *Mouza* Bishnupur, J.L. No. 44, Police Station Rajarhat, Sub-Registration Office Rajarhat [formerly Bidhannagar (Salt Lake City)] within Rajarhat-Bishnupur 2 No. *Gram Panchayat* (**RBGP-2**), District North 24 Parganas (**Said Property**), described in **Part I** of the 1<sup>st</sup> **Schedule** below. The floor layout of the Said Flat is delineated on the **Plan** annexed hereto and bordered in colour **Red**.

For MKHS Housing LLP

  
Authorised Signatory

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**Schedule of Cost and Charges**

Application Reference No. : MKHS/0058/2014-2015  
Customer Name : Mr. Shubhankar Chakraborty  
Address : MB - 416, Mahisbathan  
: Saltlake, Sector - V  
: Kolkata-700102, West Bengal  
:

A.

Unit details	
Block	6
Floor	2
Type	D
Flat No.	6-2/D
No. of BHK	3
Area Sqft.(SBU)	1592

B.

Price details	
(Excluding Mandatory & Extra Cost - In Rs.)	
Base Rate per Sqft	2220
South Facing per Sqft	0
Garden Facing per Sqft	0
Floor Rise Rs. 20/- per Sqft	0
<b>Basic cost of unit</b>	<b>3534240</b>
Open Car Parking Space Rate	250000
<b>Total cost of unit including Car Parking Space</b>	<b>3784240</b>

C.

Mandatory & Extra cost (In Rs.)	
Transformer Charges @ Rs.125/- Per Sqft. (without meter deposit)	199000
Generator charges for 1000 Watt	25000
Club Development Fee @ Rs.100/- per sqft	159200
Interest Free Maintenance Security Deposits @ Rs. 36/- per sqft (for 1 Year)	57312
Interest Free Municipal Tax Deposit @ Rs. 18/ per sqft.	28656
Sinking Fund @ Rs. 24/- per sqft.	38208
Documentation Charges (For Sale Agreement)	20000