

**THE
COUNTY**



SOUMITA CONSTRUCTION PVT. LTD.

186, Rajarhat Main Road, Kolkata-700157, Ph : 033-4004 8013/14, Fax : 4004 8013

Ref No.- AL/SCPL/TC/02/5/4B/14-15

Date: 09.02.2015

CIN : U70109WB2012PTC181992

MR. CHIRAG PAREKH

51/5, Rabindra Sarani,
Jatindra Apartment,
2nd Floor, Liluah
Howrah-700001
West Bengal
Contact No.- 9836927290.

Customer ID No.- SCPL/TC/02/5/4B/14-15.

Dear Sir,

Sub :- Allotment of Flat No.- 4B, on 4th Floor, in Block -05, in Project THE COUNTY.

In response to your application dated **07.02.2015**, we are pleased to provisionally allot you **Flat No.-4B on 4th Floor in Block -05** in "THE COUNTY", Nepal Gunge Road, Daulatpur, P.S Bishnupur, Kolkata-700104

We confirm and acknowledge that you have already paid an amount of **₹ 10,57,703/- (Rupees Ten Lakh Fifty Seven Thousand Seven Hundred & Three only)** as **Application Money** against your provisional allotment of said Flat. As per your application form, you have opted for Instalment Payment plan. Now, we are pleased to inform that we have agreed to allow the balance payment of the full consideration in stated instalments as per instalment payment plan as mentioned hereunder.

Please note that the payment of balance Consideration in instalments are and shall be binding on you till such time the amounts are fully paid by you.

Please find the details of Apartment provisionally allotted to you and the Total cost payable by you & instalment Payment plan as mentioned below in Tables 1 & 2:

Flat Type	2.5 BHK
Flat No.	4B on 4 th Floor
Tower	5
Total Area of the Flat	950 sqft

J V Partner

Developer



**Team
Taurus**™
Born to Build

Table 1 Total Cost of the Apartment in Rupees is as stated below:

Basic Flat Cost @ 1,800/- per sft	₹ 17,10,000/-
Garden Facing PLC @ ₹ 25/ per sft	₹ 23,750/-
South Facing PLC @ ₹ 25/- per sft	₹ 23,750/-
Floor Escalation @ ₹ 20/- per sft	₹ 19,000/-
Total Flat Cost	₹ 17,76,500/-
Car Park	₹ 3,00,000/-
Total Consideration	₹ 20,76,500/-
Service Tax on Basic Flat Cost & Car Park @ 3.09%	₹ 62,109/-
Service Tax on PLC & Floor Escalation @ 12.36%	₹ 8,219/-
Other Charges	
Club Membership	₹ 1,00,000/-
Transformer Charges @ ₹ 30/- per sft	₹ 28,500/-
Generator Charges @ ₹ 30/- per sft	₹ 28,500/-
Maintenance Deposit @ ₹ 5/- per sft for 6 month	₹ 28,500/-
Legal Charges	₹ 20,000/-
Service tax on Other Charges @ 12.36%	₹ 25,400/-
Total Cost	₹ 23,77,728/-

Table 2 Schedule of Payments in Rupees in agreed instalments*All figures in Rupees*

1. On Booking	60% of Basic Flat Cost	₹ 10,26,000/-
	Service Tax on Flat Cost	₹ 31,703/-
2. On Agreement	Legal Fees	₹ 20,000/-
	Service Tax on Legal Fees	₹ 2,472/-
3. On Commencement of Foundation	5% of Basic Flat Cost	₹ 85,500/-
	Service Tax on Basic Flat Cost	₹ 2,642/-
	20% on PLC	₹ 13,300/-
	Service Tax on PLC & Floor Escalation	₹ 1,644/-
4. On Commencement of Ground Floor	5% of Basic Flat Cost	₹ 85,500/-
	Service Tax on Basic Flat Cost	₹ 2,642/-
	20% on PLC	₹ 13,300/-
	Service Tax on PLC & Floor Escalation	₹ 1,644/-
5. On Commencement of 2nd Floor Roof Casting	5% of Basic Flat Cost	₹ 85,500/-
	Service Tax on Basic Flat Cost	₹ 2,642/-
	10% on PLC	₹ 6,650/-
	Service Tax on PLC & Floor Escalation	₹ 822/-

6. On Commencement of 4th Floor Roof Casting	5% of Basic Flat Cost	₹ 85,500/-
	Service Tax on Basic Flat Cost	₹ 2,642/-
	10% on PLC	₹ 6,650/-
	Service Tax on PLC & Floor Escalation	₹ 822/-
7. Within 30 days of 4th Floor Roof Casting	50% of Club Membership	₹ 50,000/-
	Service Tax	₹ 6,180/-
	50% of Car Park	₹ 1,50,000/-
	Service Tax on Car Park	₹ 4,635/-
8. On Commencement of 7th Floor Roof Casting	5% of Basic Flat Cost	₹ 85,500/-
	Service Tax on basic Flat Cost	₹ 2,642/-
	10% on PLC	₹ 6,650/-
	Service Tax on PLC & Floor Escalation	₹ 822/-
9. On Commencement of 9th Floor Slab	5% of Basic Flat Cost	₹ 85,500/-
	Service Tax on basic Flat Cost	₹ 2,642/-
	10% on PLC	₹ 6,650/-
	Service Tax on PLC & Floor Escalation	₹ 822/-
10. On Commencement of Flooring	5% of Basic Flat Cost	₹ 85,500/-
	Service Tax on basic Flat Cost	₹ 2,642/-
	10% on PLC	₹ 6,650/-
	Service Tax on PLC & Floor Escalation	₹ 822/-
	50% of Car Park	₹ 1,50,000/-
	Service Tax on Car Park	₹ 4,635/-
	50% of Club Membership	₹ 50,000/-
	Service Tax on Club Membership	₹ 6,180/-
11. Before Possession as & when demanded	Generator Charges	₹ 28,500/-
	Maintenance Deposit	₹ 28,500/-
	Transformer Charges	₹ 28,500/-
	Service Tax @ 12.36%	₹ 10,568/-
12. On Possession	5% of Basic Flat Cost	₹ 85,500/-
	Service Tax On basic Flat Cost	₹ 2,642/-
	10% on PLC	₹ 6,650/-
	Service Tax on PLC & floor escalation	₹ 822/-

**Additional charges are payable as and when demanded along with then applicable service tax.

The payment as mentioned in Table no- 2 (point-2) shall be paid within **30 (Thirty) days** from the date of issue of this Letter of Allotment failing which this Provisional Allotment Letter shall be liable for cancellation without any further entitlement of the provisional allotment and no claim shall be entertained from you in this regards. For payments as mentioned in Table no: 2, point-3 onwards till full payment of the Total Cost as per Table 1 above we shall, from time to time, send demand notice for payments as per Table:- 2 and the same shall be paid by you as per the terms and conditions agreed upon. Please note that delay in payment beyond the stipulated date shall attract an interest of 18% p.a. Your timely disbursement of payment is therefore solicited.