

SOUMITA CONSTRUCTION PVT. LTD.

Date: 09.02.2015

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

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

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

Taurus

Fairland Group

To Born to Build

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

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	A Floar X
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/-

Schedule of Payments in Rupees in agreed instalments Table 2

All figures in Rupees

1. On Booking	60% of Basic Flat Cost	₹ 10,26,000/-	
i. on booking	Service Tax on Flat Cost	₹ 31,703/-	
2. On Agreement	Legal Fees	₹ 20,000/-	
	Sevice 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	₹ 2642/-	
	20% on PLC	₹ 13,300/-	
	Service Tax on PLC & Floor Escalation	₹ 1,644/-	
5.On Commencement of 2 nd Floor Roof Casting	5% of Basic Flat Cost	₹ 85500/-	
	Service Tax on Basic Flat Cost	₹ 2642/-	
	10% on PLC	₹ 6650/-	
	Service Tax on PLC & Floor Escalation	₹ 822/-	

Please send your remittance by pay order/Demand Draft/Cheque in favour of Soumita Construction Pvt Ltd. Payable at Kolkata.

Please quote your Customer ID as stated in this letter as a reference in future payments and correspondence with the Company. This letter is being sent to you in duplicate and please signs the confirmation clause written below as a token of your acceptance of the contents and return to us. Please retain one copy with you.

For any future correspondence, you please may use the following contact points: Call @ + 91 8420197740 E-mail- anirban@teamtaurus.co.in

Assuring you of our best services at all times.

Thank	ing you,
Yours	Sincerely,

For Soumita Construction Pvt. Ltd.

SOUMITA MONSTELLETTON PVT. LTD.

TROAD),	
Authorised Signatory 57		
	Confirmati	on Clause:

We confirm and accept what is stated above and undertake to pay the amount as stated above in Table 1 and Table 2

Name
(Signature of the 2nd Allottee)

Place: KOLKITA Date: 09/02/2015

6.On Commencement of 4th Floor Roof	5% of Basic Flat Cost	₹	85,500/-
Casting	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	50% of Club Membership	₹	50,000/-
Casting	Service Tax	₹	6,180/-
	50% of Car Park	₹	1,50,000/-
	Service Tax on Car Park	₹	4,635/-
8. On Commencement of 7th Floor	5% of Basic Flat Cost	₹	85,500/-
Roof Casting	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	5% of Basic Flat Cost	₹	85,500/-
Slab	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	Generator Charges	₹	28,500/-
demanded	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.