

# HILAND

Ref. No. : HILAND GREENS/ALLOTMENT/AG/13-14/T-31 /3A4

Dated: 01/03/2014

First Applicant : Mr. Ram Kumar Pandey

Second Applicant : N.A.

Address : 1/38, Arbinda Nagar, Near.- Vijaygadh  
College, Kol-700032, W.B, India

Re: Your Application No. 30573

Sub: Allotment of Apartment No. - 8A4 on the 8 Floor, Tower - 31, at Hiland Greens ("Said Apartment").

Dear Sir / Madam,

Heartiest congratulations on being selected in the first draw of lots, which secures you an apartment at Hiland Greens!

Pursuant to your abovementioned application and relying on your confirmations, representations and assurances to faithfully abide by all the terms, conditions and stipulations contained in the General Terms and Conditions (GTC), we are pleased to allot to you the abovementioned Said Apartment at Hiland Greens. However, this allotment is subject to payment(s) in accordance with the Payment Schedule attached herewith.

In addition to the amounts mentioned in the attached Payment Schedule, you will also be required to pay all such additional charges and expenses as mentioned in the GTC, and as intimated to you from time to time by us, within 15 days of receipt of notice for payment thereof.

This allotment shall be confirmed only subject to payment of the allotment money. Please note that the application money of Rs. 50,000/- (Rupees Fifty Thousand Only) already paid by you shall form a part of the allotment money as specified in the Payment Schedule. Accordingly, after the adjustment of the application money of Rs. 50,000 (Rupees Fifty Thousand Only), we request you to make the payment of the allotment money as specified in the payment schedule, for the confirmation of the booking.

Therefore, we request you to make a payment of Rs. 2,37,750/- (Rupees Two Lakhs Thirty Seven Thousand Seven Hundred Fifty Only) which shall be inclusive of service tax, towards allotment money for the Said Apartment by Pay Order/Demand Draft/Cheque

**Riverbank Developers Pvt. Ltd.**

225C, AJC Bose Road, 4th Floor, Kolkata - 700020, India

P: +91 33 2283 9015-17 F: +91 33 2283 2148 W: [www.hilandcat.com](http://www.hilandcat.com)

# H I L A N D

in favour of "Riverbank Developers Private Limited", payable at Kolkata, within 30 days from the date of this letter, i.e. on or before 30<sup>th</sup> March, 2014, failing which this allotment may stand cancelled at the sole option of Riverbank Developers Private Limited (RDPL), without prejudice to the other rights of RDPL.

Please sign a duplicate of this letter to signify your confirmation and acceptance of this allotment and the terms and conditions relating thereto and send it back to us at : Riverbank Developers Private Limited, 225C, A. J. C. Bose Road, 4<sup>th</sup> Floor, Kolkata - 700020, West Bengal, India.

Please note that abovementioned allotment is subject to the following:

- The GTC duly accepted by you, which forms part of this allotment letter and shall be treated as binding.
- Your making timely payments of the amounts mentioned in the Payment Schedule and all other dues as per the GTC including stamp duty, registration fees, taxes, duties, cess and costs, whenever arising.
- Your executing all documents as required by Riverbank Developers Private Limited as per its standard formats before delivery of possession of the Apartment.

Request you to Please quote your Apartment No. in all future correspondence.

We assure you of our best services at all times.

Thanking You,

Yours sincerely,

For Riverbank Developers Private Ltd.



**Abhishek Ganeriwala**

Head - Sales & Marketing

**Riverbank Developers Pvt. Ltd.**

225C, AJC Bose Road, 4th Floor, Kolkata - 700020, India

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# HILAND

## SCHEDULE OF COST AND CHARGES & PAYMENT SCHEDULE OF APARTMENT

Allotment Date : 01/03/2014  
 Application No. : 30573  
 First Applicant : Mr. Ram Kumar Pandey  
 Second Applicant : N.A.  
 Address : 1/38, Arbinda Nagar, Near.- Vijaygadh College, Kol-700032, W.B. India

### Details of Unit Allotted at Hiland Greens :

Tower No. : 31  
 Floor : 8  
 Unit No. : 8A4  
 Saleable Area of Unit : 712 Square Feet

Basic Price : 17,80,000  
 Maintenance Corpus Deposit : 25,000  
 Net Price : 18,05,000

### Base Cost Charges Breakup

Apartment Cost	Charge Name	Amount
	Total :	17,80,000
		17,80,000

### Other Charges Breakup

Maintenance Corpus Deposit	Charge Name	Amount
	Total :	25,000
		25,000

Payment Description	Due Date	Due On	Amount
Allotment Money	Within 30 days from the date of allotment	On or before 30 <sup>th</sup> March, 2014	17,80,000
1st Installment	Within 45 days from the date of allotment		2,70,500
2nd Installment	On commencement of foundation		1,70,000
3rd Installment	On commencement of 3 <sup>rd</sup> floor slab		1,70,000
4th Installment	On commencement of 6 <sup>th</sup> floor slab		1,70,000
5th Installment	On commencement of 9 <sup>th</sup> floor slab		1,70,000
6th Installment	On commencement of 12 <sup>th</sup> floor slab		1,70,000
7th Installment	On commencement of roof		1,70,000
8th & Final Installment	Before Possession		1,70,000
			17,80,000

*\*Taxes / Duties / Cess etc. (Present &/or Future) will be extra, as applicable'*

**Riverbank Developers Pvt. Ltd.**

225C, AJC Bose Road, 4th Floor, Kolkata – 700020, India

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## Tax Invoice

Invoice No. : HG/Tower - 31 / 30573/ IP/Allotment /0429/13-14

Date : 01/03/2014

First Applicant : Mr. Ram Kumar Pandey

Second Applicant : N.A.

Address : 1/38, Arbinda Nagar, Near.- Vijaygadh  
College, Kol-700032, W.B, India

Particulars	Amount (Rs.)	Amount (Rs.)
<b>In respect of Apartment No. 8A4, Tower - 31 at Hiland Greens (Salable Area: 712 Sq. Ft.)</b>		
<b>Non-Taxable</b> Maintenance Corpus Deposit (50%)	12,500	12,500
<b>Taxable</b> Allotment Money (15% of Apartment Price)		25,000
Add: Service Tax@12% on 25% of Taxable Amount	8,010	
Education Cess@2% on Service tax	160	
Secondary Higher Education Cess@1% on Service tax	80	8,250
		25,750
Less: Application Money Received		50,000
<b>Total</b>		<b>237,750</b>

( In Words : Rupees Two Lakhs Thirty Seven Thousand Seven Hundred Fifty only )

Riverbank Developers Private Limited



Authorised Signatory

PAN : AACR7997K

Service Tax No. : AACR7997KST001

Please issue Cheque / Demand Draft / Pay Order in favour of "Riverbank Developers Private Limited"

**Riverbank Developers Pvt. Ltd.**

225C, AJC Bose Road, 4th Floor, Kolkata - 700020, India

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Annexure - A

Sl. No.	Date
1	15th November 2017
2	17th November 2017
3	20th November 2017
4	22nd November 2017
5	24th November 2017
6	27th November 2017
7	29th November 2017
8	1st December 2017
9	4th December 2017
10	6th December 2017
11	8th December 2017
12	11th December 2017
13	12th December 2017
14	18th December 2017
15	20th December 2017
16	22nd December 2017

Note: Dates for registration after the aforesaid period will be notified in due course

**Riverbank Developers Pvt. Ltd.**

**Registered Office**

225C, AJC Bose Road, 4<sup>th</sup> Floor, Kolkata - 700020, India  
☎ +91 33 2283 9015-17 ☎ +91 33 2283 2148 [www.hiland.in](http://www.hiland.in)

**Sales and Marketing Office**

Anandlok Building, 227 AJC Bose Road, Block-B,  
4<sup>th</sup> Floor, KOLKATA-700020  
☎ +91 33 4037 3555 ☎ +91 33 4037 3595  
☎ +91 33 4037 3596 ☎ +91 33 4037 3597

# Riverbank Developers Private Limited

225C, A. J. C. Bose Road, Kolkata - 700020

ACKNOWLEDGEMENT CUM PAY - IN - SLIP

HILAND  
**greens**

CUSTOMER COPY

Receipt No. : **HILAND GREENS/MAR/D20/2014**

Received with thanks from Mr. / Ms. / Dr. .... **RAM KUMAR PANDEY**

The Sum of Rs... **237,750.00**

In Words .. **Two Lac Thirty Seven Thousand Seven Hundred Fifty Only**

As ..... **ALLOTMENT**

.....of Apartment No. **8A4** .....on The **8** ...Floor

Tower No. **31** ....At Hiland Greens , ...Under vide Cheque / DD No. **207143**

Drawn on ... **ICICI BANKING CORP. LTD.**

, Cheque Dated: **24.03.2014**

Date **24.03,2014**

Pay order / Demand Draft /  
Cheque are subject to  
realization.



**SIGNATURE OF COMPANY OFFICIAL WITH STAMP**