

Demand Letter

To,
Mr. Amit Roy
Amit Roy, Srikhanda High School Para, Srikhanda,
Kolkata, 713150, W.B, India, WEST BENGAL, INDIA
PH:- / MobNo:-9433448800

Dated: **18-Dec-17**
Application Code No.: **HG1BOOK/00009/13-14**
Project Name.: **HILAND GREENS**
Tower.: **Tower 41**
Apartment No.: **7A2**

Co-Applicant(s) **N.A**

Re: Allotment

Dear Sir/ Madam

It is our pleasure to inform you that your apartment is ready for handover and possession can be obtained by you. We are extremely grateful for your patience and support in our efforts to deliver your apartment. Accordingly, the "Allotment" has become due for Tower 41 at HILAND GREENS. Please note that as per the Price and Payment Schedule provided to you along with the allotment letter read with "General Terms & Conditions" you are required to pay the below mentioned amount within the due date. Please note that subject to the terms of clause 13(b) of the GTC, you shall be deemed to have taken possession your apartment on 02-January-2018, and such date shall be considered to be the "date of possession", irrespective of date on which physical possession of the Apartment is taken by you.

Description	Amount Receivable	Advance payment received	Balance Due
Corpus Deposit(100.00%)	25,000.00	25,000.00	0.00
Unit Charge(96.00%) With Tax	1,592,740.94	1,592,740.94	0.00
Vehicle Parking-1(100.00%) With Tax	283,498.00	283,498.00	0.00
Legal Fees(100.00%) With Tax	17,700.00	0.00	17,700.00
Stamp Duty(100.00%)	129,730.00	0.00	129,730.00
Registration Fees(100.00%)	21,670.00	0.00	21,670.00
SUB TOTAL	2,070,338.94	1,901,238.94	169,100.00
Add: Previous Dues			0.00
Add: Interest due till date @18% p.a. (GST will be applicable @18%)	1,083.00	0.00	1,083.00
NET PAYABLE	2,071,421.94	1,901,238.94	170,183.00

Therefore, please deposit/send us the amount of **Rs.1,083.00/- (Rupees One Thousand Eighty Three Only)** through PO/DD/Cheque favouring "RIVERBANK DEVELOPERS PRIVATE LIMITED ESCROW A/C" and **Rs.169,100.00/- (Rupees One Lac Sixty Nine Thousand One Hundred Only)** through PO/DD/Cheque favouring "RIVERBANK DEVELOPERS PRIVATE LIMITED" by **02.01.2018** at our Sales & Marketing office, 227 A. J. C. Bose Road, 4th Floor, Block - B, Anandlok Building, Kolkata - 700020, OR you can also pay through wire transfer directly in our company's Account, further details being provided below. Extra charges shall be levied for outstation cheques / dollar cheques @ 0.5% of cheque amount and Rs. 1000/- for each bounced cheque.

Please note that the amount of Stamp duty and Registration fees as mentioned in the attached invoice has been calculated based on the valuation of similar apartment during September 2017. At the time of registration of your apartment fresh assessment values will be generated and if it is found that the actual amount payable on account of Stamp duty and Registration fees is more than the amount claimed then you shall be required to pay such additional amount before registration, and if it is found to be less than the amount claimed then we shall refund you such additional amount without any interest.

Note: Funds transferred through RTGS / NEFT route should be immediately informed by sharing the 'UTR' Number, amount begin transferred, the date of transaction, the name of the applicants and the apartment details as the date of communication of the 'UTR No.,shall be taken as the receipt date. Kindly note the amount will only be reflected in your account after we receive the necessary information with respect to the transfer.

For any further assistance or queries, please feel free to call at **33 40373535** or email at customer@hilandcal.com

Yours faithfully,

For **RIVERBANK DEVELOPERS PRIVATE LIMITED**



Yogesh Kumar

(Authorised Signatory)

Bank Details:

Riverbank Developers Private Limited
HDFC Bank Ltd.
2/6, Sarat Bose Road,
Central Plaza, Kolkata - 700 020
A/C No: 00140350007482
IFS Code: HDFC0000014

Bank Details:

Riverbank Developers Private Limited Escrow A/C
HDFC Bank Ltd.
2/6, Sarat Bose Road,
Central Plaza, Kolkata - 700 020
A/C NO.: 00140350007500
IFS Code: HDFC0000014