

Ref. No. : HILAND GREENS/ALLOTMENT/AG/13-14/T-35 /13A3

Dated: 01/03/2014

First Applicant : Mr. Asit Kumar Basak

Second Applicant : N.A.

Address : Tower-4, Flat- 11/6, Ruchira Residency, 369
Purbachal Kalitala Road, P. O. Haltu,
Kolkata- 700078, WB

Re: Your Application No. 30182

Sub: Allotment of Apartment No. - 13A3 on the 13 Floor, Tower - 35, 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(s) 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.hilandcal.com

Accepted
Asit K. Basak
29-Mar-14

in favour of "Riverbank Developers Private Limited", payable at Kolkata, within 30 days from the date of this letter, i.e., on or before 30th 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, 4th 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

Accepted
As. T. K. Bose
29-Mar-14

SCHEDULE OF COST AND CHARGES & PAYMENT SCHEDULE OF APARTMENT

Allotment Date : 01/03/2014

Application No. : 30182
 First Applicant : Mr. Asit Kumar Basak
 Second Applicant : N.A.
 Address : Tower-4, Flat- 11/6, Ruchira Residency, 369 Purbachal Kalitala Road, P. O. Haltu, Kolkata- 700078, WB

Details of Unit Allotted at Hiland Greens :

Tower No. : 35
 Floor : 13
 Unit No. : 13A3
 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

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

Other Charges Breakup

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

Payment Description	Due Date	Due On	Amount
Allotment Money	Within 30 days from the date of allotment	On or before 30 th March, 2014	2,79,500
1st Installment	Within 45 days from the date of allotment		3,56,000
2nd Installment	On commencement of foundation		1,78,000
3rd Installment	On commencement of 3 rd floor slab		1,78,000
4th Installment	On commencement of 6 th floor slab		1,78,000
5th Installment	On commencement of 9 th floor slab		1,78,000
6th Installment	On commencement of 12 th floor slab		1,78,000
7th Installment	On commencement of roof		1,78,000
8th & Final Installment	Before Possession		1,01,500

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

*Accepted
 Asit K Basak
 29-Mar-14*

Tax Invoice

Invoice No. : HG/Tower - 35 / 30182/ IP/Allotment /0283/13-14

Date : 01/03/2014

First Applicant : Mr. Asit Kumar Basak

Second Applicant : N.A.

Address : Tower-4, Flat- 11/6, Ruchira Residency, 369
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Kolkata- 700078, WB

Particulars	Amount (Rs.)	Amount (Rs.)
<u>In respect of Apartment No. 13A3, Tower - 35 at Hiland Greens</u> (Salable Area: 712 Sq. Ft.)		
<u>Non-Taxable</u> Maintenance Corpus Deposit (50%)	12,500	12,500
<u>Taxable</u> Allotment Money (15% of Apartment Price)		267,000
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
		287,750
Less: Application Money Received		50,000
Total		237,750

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

Riverbank Developers Private Limited



Authorised Signatory

PAN : AADCR7997K

Service Tax No. : AADCR7997KST001

*Accepted
Asit K Basak
29 Mar 14*

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