

Dated: 04th May, 2020

Mr. Ram Kumar Pandey
1/38, Arbinda Nagar,
Near.- Vijaygadh College,
Kolkata – 700032, W.B, India
Contact No: 8961561794

Re: Cancellation of Apartment No. 8A4, Floor – 8, Tower - 31 at Hifand Greens, Phase I

Dear Mr. Ram Kumar Pandey,

This has reference to your mail dated 15.07.2019 for cancellation of the above referred apartment which was allotted to you vide our allotment letter issued to you. In this relation, please take note that as per the General Terms & Conditions (GTC) duly signed and accepted by you, such cancellation would be subject to a deduction of (a) 15% (fifteen percent) of the total amount mentioned in the payment schedule or (b) entire actual amounts received till the date of cancellation, whichever is less. The cancellation charge would be increased by the amount of service tax charged on demand raised. The GST Law does not provide adjustment of service tax charged earlier, in case of cancellation of a booking in the GST regime.

We have received a total of Rs. 19,99,294/- (Rupees Nineteen Lacs Ninety Nine Thousand Two Hundred Ninety Four Only) in regard to the said allotment. As per the GTC, 15% of the total amount mentioned in the payment schedule, amounts to Rs.3,08,250/-. Please find attached the copy of the invoice regarding the same. Further Rs. 1,02,864/- is the amount of tax charged on demand raised and deposited by us and Rs. 35,640/- towards the outstanding Common Area Maintenance. Therefore, a total of Rs.4,46,754/- (Rupees Four Lacs Forty Six Thousand Seven Hundred Fifty Four Only) is deductible and the balance amount of Rs. 15,52,540/- (Rupees Fifteen Lacs Fifty Two Thousand Five Hundred Forty Only) will be refunded to you.

Accordingly, the said allotment stands cancelled and please note that you have no right, title or interest in the above referred apartment from the date of this cancellation.

Please also note that the status of the refund cheque will be intimated to you soon and once it is ready and you may collect the same from our Sales and Marketing office at "Calcutta Riverside", 1, New Bata Road, Kolkata – 700140.

Yours faithfully,

For Riverbank Developers Private Limited


Sayan Sarkar
(AGM – Sales)

ORIGINAL FOR RECIPIENT
DUPLICATE FOR SUPPLIER

TAX INVOICE

RIVERBANK DEVELOPERS PRIVATE LIMITED
225C A, J. C. BOSE ROAD, 4TH FLOOR, KOLKATA
700020, WB, INDIA, KOLKATA - 700020
PAN No. : AADCR7997K
GSTIN No. : 1BAADCR7997K1ZE

Date : 04/05/2020
Invoice No. : HCA1/00001/20-21
Project : HILAND GREENS PH-01
Tower : Tower 31
Unit No. : 8A4

Applicant : Mr. Ram Kumar Pandey
Joint Applicant :
1/38, Arbinda Nagar, Near - Vijaygadh College, Kol-700032,
W.B, India WEST BENGAL, INDIA
GSTIN No. : N/A

Address Of Delivery: TOM BATA AVENUE (New Bata Road) HOLDING NO. 1, BATA NAGAR, MAHESHTALA, KOLKATA - 700140
State Code : 19 (West Bengal)

In respect of Apartment No. 8A4 Tower- Tower 31 at HILAND GREENS PH-01

Particulars	Description of Service	HSN Code	Amount (Rs.)
Service Charges for Cancellation	Other Taxable Service	9907	261,229.00
Total Value of Service(A)			261,229.00
Add CGST@9%			23,511.00
Add SGST@9%			23,511.00
Total GST@18%(B)			47,021.00
		Total(A+B)	308,250.00

(In Words: Rupees Three Lakhs Eight Thousand Two Hundred Fifty Only)

For, RIVERBANK DEVELOPERS PRIVATE LIMITED



Authorized Signatory

1) Payment to be made by Bank Drafts/Micr Cheques in the name of "RIVERBANK DEVELOPERS PRIVATE LIMITED ESCROW A/C"
2) GST as per Notification No. 11/2017 - Central Tax (Rate), Dated 28.06.2017.