



**SOUMITA CONSTRUCTION PVT. LTD.**

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

Ref No.- AL/SCPL/TC/08/5/1L/14-15  
CIN :U70109WB2012PTC181992

Date: 08.04.2015

**MS. RACHANA JAIN**  
185-B, Raja Dinendra Street,  
Shyambazar off to Deshbandhu Park,  
Kolkata-700004  
West Bengal  
Contact No.- 9830721401

Customer ID No.- SCPL/TC/08/5/1L/14-15

Dear Madam,

**Sub :- Allotment of Flat No.- 1L on 1<sup>st</sup> Floor, in Block 05, in Project THE COUNTY.**

In response to your application dated 31.03.2015, we are pleased to provisionally allot you **Flat No.1L** on **1<sup>st</sup> 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 ₹ 11,75,226/- (Rupees Eleven Lakh Seventy Five Thousand Two Hundred & Twenty Six only) as **Application Money** against your provisional allotment of said Flat. As per your application form, you have opted for Installment Payment plan. Now, we are pleased to inform that we have agreed to allow the balance payment of the full consideration in stated installments as per installment payment plan as mentioned hereunder.

Please note that the payment of balance Consideration in installments 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 & installment Payment plan as mentioned below in Tables 1 & 2:

Flat Type	3 BHK
Flat No.	1L on 1 <sup>st</sup> Floor
Tower	05
Total Area of the Flat	1114 sqft

J V Partner Developer



**Table 1**

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

Basic Flat Cost @ ₹ 1,900/- per sft	₹ 21,16,600/-
Garden Facing PLC @ ₹ 25/ per sft	₹ 27,850/-
South Facing PLC @ ₹ 25/- per sft	₹ 27,850/-
Floor Escalation	-NA-
<b>Total Flat Cost</b>	<b>₹ 21,72,300/-</b>
Car Park	₹ 2,25,000/-
<b>Total Consideration</b>	<b>₹ 23,97,300/-</b>
Service Tax on Booking Amount @3.09%	₹ 72,355/-
Service Tax on PLC & Floor Escalation @ 12.36%	₹ 6,885/-
<b>Other Charges</b>	
Club Membership	₹ 100,000/-
Transformer Charges @ ₹ 30/- per sft	₹ 33,420/-
Generator Charges @ ₹ 30/- per sft	₹ 33,420/-
Maintenance Deposit @ ₹ 5/- per sft for 6 month	₹ 33,420/-
Legal Charges	₹ 20,000/-
Service tax on Other Charges @ 12.36%	₹ 27,224/-
<b>Total Cost</b>	<b>₹ 27,24,024/-</b>

**Table 2**

**Schedule of Payments in Rupees in agreed instalments**

*All figures in Rupees*

<b>1. On Booking</b>	<b>50% of Flat Cost Plus ₹ 81,700/-</b>	₹ 11,40,000/-
	<b>Service Tax on Flat Cost</b>	₹ 35,226/-
<b>2. On or Agreement</b>	<b>Legal Fees</b>	₹ 20,000/-
	<b>Service Tax on Legal Fees</b>	₹ 2,472/-
<b>3. On Commencement of Foundation</b>	<b>10% of Basic Flat Cost Less ₹ 81,700/-</b>	₹ 1,29,960/-
	<b>Service Tax on Basic Flat Cost</b>	₹ 4,016/-
	<b>60% of PLC</b>	₹ 33,420/-
	<b>Service Tax on PLC &amp; Floor Escalation</b>	₹ 4,131/-
<b>4. On Commencement of Ground Floor</b>	<b>15% of Total Flat Cost</b>	₹ 3,25,845/-
	<b>Service Tax on Basic Flat Cost</b>	₹ 9,810/-
	<b>Service Tax on PLC &amp; Floor Escalation</b>	₹ 1,033/-

5. On Commencement of 2 <sup>nd</sup> Floor Roof Casting	5% of Total Flat Cost	₹ 1,08,615/-
	Service Tax on Basic Flat Cost	₹ 3,270/-
	Service Tax on PLC & Floor Escalation	₹ 344/-
6. On Commencement of 4 <sup>th</sup> Floor Roof Casting	5% of Total Flat Cost	₹ 1,08,615/-
	Service Tax on Basic Flat Cost	₹ 3,270/-
	Service Tax on PLC & Floor Escalation	₹ 344/-
7. Within 30 days of 4 <sup>th</sup> Floor Roof Casting	50% of Club Membership	₹ 1,12,500/-
	Service Tax	₹ 3,476/-
	50% of Car Park	₹ 50,000/-
	Service Tax on Car Park	₹ 6,180/-
8. On Commencement of 7 <sup>th</sup> Floor Roof Casting	5% of Total Flat Cost	₹ 1,08,615/-
	Service Tax on basic Flat Cost	₹ 3,270/-
	Service Tax on PLC & Floor Escalation	₹ 344/-
9. On Commencement of Flooring	5% of Total Flat Cost	₹ 1,08,615/-
	Service Tax on basic Flat Cost	₹ 3,270/-
	Service Tax on PLC & Floor Escalation	₹ 344/-
	50% of Car Park	₹ 1,12,500/-
	Service Tax on Car Park	₹ 3,476/-
	50% of Club Membership	₹ 50,000/-
	Service Tax on Club Membership	₹ 6,180/-
10. Before Possession as & when demanded	Generator Charges	₹ 33,420/-
	Maintenance Deposit	₹ 33,420/-
	Transformer Charges	₹ 33,420/-
	Service Tax @ 12.36%	₹ 12,392/-
11. On Possession	5% Of Total Flat Cost	₹ 1,08,615/-
	Service Tax On basic Flat Cost	₹ 3,270/-
	Service Tax on PLC & floor escalation	₹ 344/-

\*\*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.

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](mailto:anirban@teamtaurus.co.in)

Assuring you of our best services at all times.

Thanking you,  
Yours Sincerely,  
For Soumita Construction Pvt. Ltd.

  
**SOUMITA CONSTRUCTION PVT. LTD.**  
186, RAJARHAT ROAD,  
Authorised Signatory - 700 157

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**Confirmation 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

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(Signature of the First Allottee)

Place:

Date: