



4167

## Bengal Greenfield Housing Development Company Ltd.

11<sup>th</sup> December 2017

Ref : BGF/ELEGANCE/Grace/7B A Joint Sector Company with West Bengal Housing Board

**Mr. Abhishek Tandon & Ms. Mayuri Tandon**

6, Lucas Lane, G.P.O.  
Kolkata - 700001

**Customer ID No. Grace/7B**

Dear Madam/Sir(s)

Sub : Allotment of Apartment at **Grace**, Flat no: **7B** in **Greenfield Elegance**

In response to your application dated 29/11/2017 we are pleased to allot you the **Apartment no. 7B** on **7<sup>th</sup> Floor** in **Grace** in **Greenfield Elegance**, at Gouranganagar, J.L.No: 23, Mouza-Ghuni, Jangra-Hatiara, Rajarhat, PS: New Town, Kolkata 700159.

You have already paid an amount of **Rs. 1,00,000.00 (One Lakh only.)** as Application Money against your Apartment. Since you have further opted for installment payment plan, hence the following amount towards allotment is payable by you within **45 (Forty Five)** days from the date of this Allotment letter.

Tower : **Grace**

Flat no: **7B**

Floor : **7<sup>th</sup>**

Total Area : **1499 sq.ft.**

Rate : **Rs. 3900.00 + PLC Rs. 150.00=4055.00**  
(Less GST benefit of 5%)= Rate : **Rs.3705.00+142.50=Rs.3847.50**

**Total cost detail of your Apartment :**

Unit cost : (After GST benefit of 5%)

**Rs: 57,67,402.50**

1 no. Basement (Independent) Parking: (Rs.350000/-)  
(Less GST benefit of 5%)

**Rs: 3,32,500.00**

Total cost of flat & car parking :

**Rs: 60,99,902.50**

Contin.....2

BENGAL GREENFIELD HOUSING DEVELOPMENT CO. LTD

  
Director

**Your payment scheme will be as follows:**

1.	On Application		Rs. 1,00,000.00 +GST as applicable
2.	Allotment Money + Car Parking (Less Rs.100000.00) (45 days from issue of Allotment Letter)	(20%)	Rs. 11,19,980.50 + GST as applicable
3.	Completion of Piling + Car Parking	(10%)	Rs. 6,09,990.25 + GST as applicable
4.	Completion of Basement Roof+ Car Parking	(10%)	Rs. 6,09,990.25 + GST as applicable
5.	Completion of 2 <sup>nd</sup> Floor+ Car Parking	(10%)	Rs. 6,09,990.25 + GST as applicable
6.	Completion of 5 <sup>th</sup> Floor+ Car Parking	(10%)	Rs. 6,09,990.25 + GST as applicable
7.	Completion of 8 <sup>th</sup> Floor+ Car Parking	(10%)	Rs. 6,09,990.25 + GST as applicable
8.	Completion of 11 <sup>th</sup> Floor+ Car Parking	(10%)	Rs. 6,09,990.25 + GST as applicable
9.	On Possession + Car Parking	(20%)	Rs. 12,19,980.50 + GST as applicable

**Extra Charges Details payable on Possession:**

Club Membership Fees : Rs. 50/- per sqft + Generator & HT/Electricity Installation Rs.100/- per sqft + Legal Charges Rs.25,000.00 + Maintenance Charges :Rs.3/- per sqft (for 2 years).( GST as applicable)

Other Charges payable at the time of possession.

\*\*\*\* Please note that the payment schedule mentioned above should be paid along with the applicable GST excluding TDS amount.

Contin.....3

BENGAL GREENFIELD HOUSING DEVELOPMENT CO. LTD

*Amayudh*  
Director

Bengal Greenfield shall, from time to time send demand notice for future installment payment, which are to be paid in terms of the above schedule within 21 (twenty one days) of the date of the demand notice.

Bengal Greenfield shall, from time to time, send demand notice for other payments and the same shall be payable by you as per the terms and conditions for payment contained in the Terms and Conditions attached to this letter and which shall form part of the Allotment letter.

The total cost mentioned above is firm and non scalable and includes cost of proportionate land, development, infrastructure, construction of Apartment, common portions and installations.

This allotment is provisional and subject to strict compliance of the terms and conditions contained herein:

Fulfillment to Terms and Condition annexed hereto and those of the General Terms and conditions provided to the Allottee along with the Brochure.

Your paying extra charges towards rates, taxes, electricity connection charges, generator charges, maintenance security deposit and charges on account of formation of Association of Owners.

Your paying the allotment money and the installment payments in terms of the above payment schedule and all other dues as per the terms and conditions reserved thereof including stamp duty, registration fees, legal fees and other costs.

Your executing the documents as required by Bengal Greenfield as per their standard format before delivery of possession of the apartment and parking space.

Please note that the allottee(s) have to form an Association for maintenance of the common areas facilities and amenities of the complex.

This offer of provisional allotment shall be final upon your fulfilling all the terms and conditions as envisaged herein.

Please send your remittance by Pay Order / Demand Draft / Cheque in favour of **Bengal Greenfield Housing Development Co. Ltd.** Payable at Kolkata.

contin.....4

BENGAL GREENFIELD HOUSING DEVELOPMENT CO. LTD

  
Director

Please use your Customer ID No. **Grace/7B** as reference for your future payments and correspondence.

This letter along with the Terms & Condition annexed is being send to you in duplicate. ***Please sign the confirmation clause written below and also the Confirmation Clause in the Terms & Condition, as a token of your acceptance of the contents*** and have the same returned to us.

Please retain the duplicate with you.

Assuring you of our best services at all times.

Thanking You,

Yours sincerely,  
**for Bengal Greenfield Housing Development Co. Ltd.**



**Authorised Signatory**

Confirmation Clause :

I/We confirm and accept what is stated above

.....  
(Signature of the Sole/First Allottee)

.....  
(Signature of Joint Allottee)

Place :

Date:



HIG

## Bengal Greenfield Housing Development Company Ltd.

21<sup>st</sup> November 2016 A Joint Sector Company with West Bengal Housing Board

**Ref : BGF/ELEGANCE/GENTLE/9D**

**Ms. Ankana Saha**

Ranaghat Panthapara Paschim  
Nasra, Nadia - 741201  
9434743400

**Customer ID No. Gentle/9D**

Dear Madam/Sir(s)

**Sub : Allotment of Apartment at Gentle, Flat no: 9D on 9<sup>th</sup> Floor , Category :  
Comfort II (MIG) in Greenfield Elegance**

In response to your application and subsequent lottery held on 06/09/2016 at Ghanshyam Das Birla Sabhaghar, we are pleased to allot you the **Apartment/Flat no. 9D on 9<sup>th</sup> Floor in Gentle Tower, Category: Comfort II (MIG) in Greenfield Elegance**, at Gouranganagar, J.L.No: 23, Mouza-Ghuni, Jangra-Hatiara, Rajarhat, PS: New Town, Kolkata 700159.

You have already paid an amount of **Rs. 50,000.00 (Fifty Thousand only.)** as Application Money against your Apartment. Since you have further opted for installment payment plan, hence the following amount towards allotment is payable by you within **45 (Forty Five)** days from the date of this Allotment letter.

Category : **COMFORT II (MIG)**  
Tower : **GENTLE**  
Flat no : **9D**  
Floor : **9<sup>th</sup>**  
Standard Built-up Area : **916 sq.ft.** Rate : **Rs. 3400.00 per sq.ft.**

### **Total cost detail of your Apartment :**

Unit cost : **Rs: 31,14,400.00**  
One Covered Independent Car Park **Rs: 3,50,000.00**

Total cost of flat : **Rs: 34,64,400.00**

**(Rupees Thirty Four Lakhs Sixty Four Thousand Four Hundred only)**

Service Tax & Cess as applicable

Contin.....2

BENGAL GREENFIELD HOUSING DEVELOPMENT CO. LTD

  
Director

**Your payment scheme will be as follows:**

1.	On Application		Rs. 50,000.00 + S.Tax + SB Cess+KK Cess
2.	Allotment Money (Less Rs.50,000.00)	(15%)	Rs. 4,17,160.00 + S.Tax +SB Cess+KK Cess
	Car Parking	(25%)	Rs. 87,500.00 + S.Tax +SB Cess+KK Cess
3.	On Foundation	(10%)	Rs. 3,11,440.00 + S.Tax + SB Cess+KK Cess
4.	Completion of 1 <sup>st</sup> Floor	(10%)	Rs. 3,11,440.00 + S.Tax + SB Cess+KK Cess
5.	Completion of 2 <sup>nd</sup> Floor	(10%)	Rs. 3,11,440.00 + S.Tax + SB Cess+KK Cess
6.	Completion of 3 <sup>rd</sup> Floor Car Parking	(10%) (25%)	Rs. 3,11,440.00 + S.Tax + SB Cess+KK Cess Rs. 87,500.00 + S.Tax + SB Cess+KK Cess
7.	Completion of 6 <sup>th</sup> Floor Car Parking	(10%) (25%)	Rs. 3,11,440.00 + S.Tax + SB Cess+KK Cess Rs. 87,500.00 + S.Tax + SB Cess+KK Cess
8.	Completion of 7 <sup>th</sup> Floor	(10%)	Rs. 3,11,440.00 + S.Tax + SB Cess+KK Cess
9.	Completion of 9 <sup>th</sup> Floor Car Parking	(10%) (25%)	Rs. 3,11,440.00 + S.Tax + SB Cess+KK Cess Rs. 87,500.00 + S.Tax + SB Cess+KK Cess
10.	Completion of Brick Work	(5%)	Rs. 1,55,720.00 + S.Tax + SB Cess+KK Cess
11.	On Possession	(10%)	Rs. 3,11,440.00 + S.Tax + SB Cess+KK Cess

**Other Extra Charges Details payable on Possession:**

DG Installation Charges (Diesel Generator) Rs. 30,000.00 + Transformer & HT Installation Charges Rs.25,000.00 + Legal Charges Rs.15,000.00 + Maintenance Charges :Rs.2.50 per sqft (for 24 months) 12 months deposit and 12 months adjustable. + ( Service Tax + Swachh Bharat Cess + Krishi Kalyan Cess and or other tax or cess as applicable)

Other Charges payable at the time of possession.

\*\*\*\* Please note that the payment schedule mentioned above should be paid along with the applicable Service Tax, SB Cess and KK Cess .

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BENGAL GREENFIELD HOUSING DEVELOPMENT CO. LTD  
  
 Director

Please use your Customer ID No. **Gentle/9D** as reference for your future payments and correspondence.

This letter along with the Terms & Condition annexed is being send to you in duplicate. **Please sign the confirmation clause written below and also the Confirmation Clause in the Terms & Condition, as a token of your acceptance of the contents** and have the same returned to us.

Please retain the duplicate with you.

Assuring you of our best services at all times.

Thanking You,

Yours sincerely,  
for **Bengal Greenfield Housing Development Co. Ltd.**



**Authorised Signatory**

Confirmation Clause :

I/We confirm and accept what is stated above

.....  
(Signature of the Sole/First Allottee)

.....  
(Signature of Joint Allottee)

Place :

Date:



## Bengal Greenfield Housing Development Company Ltd.

A Joint Sector Company with West Bengal Housing Board

18<sup>th</sup> October 2016

Ref : BGF/ELEGANCE/DECENT/2H

Office Copy

**Mr. Neelapu Rajesh Kumar**  
68 Gopal Banerjee Lane  
Howrah 711101  
9674173127

Customer ID No. Decent/2H

Dear Madam/Sir(s)

**Sub : Allotment of Apartment at Decent, Flat no: 2H on 2<sup>nd</sup> Floor , Category : Efficiency (LIG) in Greenfield Elegance**

In response to your application and subsequent lottery held on 06/09/2016 at Ghanshyam Das Birla Sabhaghar, we are pleased to allot you the **Apartment/Flat no. 2H on 2<sup>nd</sup> Floor in Decent Tower, Category: Efficiency (LIG) in Greenfield Elegance**, at Gouranganagar, J.L.No: 23, Mouza-Ghuni, Jangra-Hatiara, Rajarhat, PS: New Town, Kolkata 700159.

You have already paid an amount of **Rs. 25,000.00 (Twenty Five Thousand only.)** as Application Money against your Apartment. Since you have further opted for installment payment plan, hence the following amount towards allotment is payable by you within **45 (Forty Five)** days from the date of this Allotment letter.

Category	: <b>EFFICIENCY (LIG)</b>
Tower	: <b>DECENT</b>
Flat no	: <b>2H</b>
Floor	: <b>2<sup>nd</sup></b>
Standard Built-up Area	: <b>457 sq.ft.</b> Rate : <b>Rs. 2400.00 per sq.ft.</b>

**Total cost detail of your Apartment :**

Unit cost : **Rs: 10,96,800.00**

Total cost of flat : **Rs: 10,96,800.00**

**(Rupees Ten Lakhs Ninety six Thousand Eight Hundred only)**

Service Tax & Cess as applicable

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BENGAL GREENFIELD HOUSING DEVELOPMENT CO. LTD

  
Director

Hi-Tech Chambers, 4th & 7th Floor, 84/1B, Topsia Road (South), Kolkata - 700 046

Tel : 91-33-40429600/40429601 Fax : 40429620

Email : bgf@greenfieldrealestates.com, Visit us at : www.greenfieldrealestates.com



Your payment scheme will be as follows:

1.	On Application		Rs. 25,000.00 + S.Tax + SB Cess+KK Cess
2.	Allotment Money (Less Rs.25,000.00) (45 days from issue of Allotment Letter)	(15%)	Rs. 1,39,520.00 + S.Tax +SB Cess+KK Cess
3.	Completion of Ground Floor	(15%)	Rs. 1,64,520.00 + S.Tax + SB Cess+KK Cess
4.	Completion of 1 <sup>st</sup> Floor	(15%)	Rs. 1,64,520.00+ S.Tax + SB Cess+KK Cess
5.	Completion of 2 <sup>nd</sup> Floor	(15%)	Rs. 1,64,520.00+ S.Tax + SB Cess+KK Cess
6.	Completion of 3 <sup>rd</sup> Floor	(15%)	Rs. 1,64,520.00+ S.Tax + SB Cess+KK Cess
7.	Completion of Brick Work	(15%)	Rs. 1,64,520.00 + S.Tax + SB Cess+KK Cess
8.	On Possession	(10%)	Rs. 1,09,680.00 + S.Tax + SB Cess + KK Cess

**Extra Charges Details payable on Possession:**

DG (Diesel Generator) Rs. 15,000.00 + Transformer & HT Installation Charges Rs.10000.00 + Legal Charges Rs.10,000.00 + Maintenance Charges :Rs.2.50 per sqft (for 24 months) 12 months deposit and 12 months adjustable. + ( Service Tax + Swaach Bharat Cess + Krishi Kalyan Cess and or other tax or cess as applicable)

Other Charges payable at the time of possession.

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Contin.....3

BENGAL GREENFIELD HOUSING DEVELOPMENT CO. LTD  
  
 Director

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The total cost mentioned above is firm and non scalable and includes cost of proportionate land, development, infrastructure, construction of Apartment, common portions and installations.

This allotment is provisional and subject to strict compliance of the terms and conditions contained herein:

- i) Fulfillment to Terms and Condition annexed hereto and those of the General Terms and conditions provided to the Allottee along with the Brochure.
- ii) Your paying extra charges towards rates, taxes, electricity connection charges, generator charges, maintenance security deposit and charges on account of formation of Association of Owners.
- iii) Your paying the allotment money and the installment payments in terms of the above payment schedule and all other dues as per the terms and conditions reserved thereof including stamp duty, registration fees, legal fees and other costs.
- iv) Your executing the documents as required by Bengal Greenfield as per their standard format before delivery of possession of the apartment and parking space.

Please note that the allottee(s) have to form an Association for maintenance of the common areas facilities and amenities of the complex.

This offer of provisional allotment shall be final upon your fulfilling all the terms and conditions as envisaged herein.

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BENGAL GREENFIELD HOUSING DEVELOPMENT CO. LTD  
*Amayadur*  
Director

Please send your remittance by Pay Order / Demand Draft / Cheque in favour of **Bengal Greenfield Housing Development Co. Ltd.** Payable at Kolkata.

Please use your Customer ID No. **DECENT/2H** as reference for your future payments and correspondence.

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Thanking You,

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**Authorised Signatory**

Confirmation Clause :

I/We confirm and accept what is stated above

.....  
(Signature of the Sole/First Allottee)

.....  
(Signature of Joint Allottee)

Place :

Date: