

HILAND

Demand Letter

To,
Mr. Soumya Chakrabarti
170/36, Lake Gardens, Ratnalaya, Flat No. 11,
Kolkata - 700045, Wb, India, WEST BENGAL, INDIA
PH:- / MobNo:-9831494466

Dated: 10-Dec-19
Application Code No.: HG1BOOK/03074/13-14
Project Name.: HILAND GREENS PH-01
Tower.: Tower 45
Apartment No.: 10A6

Co-Applcant(s) N.A

Re: 8th & Final Instalment - Before possession

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 "8th & Final Instalment - Before possession" has become due for Tower 45 at HILAND GREENS PH-01. 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 25/12/2019, 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(50.00%)	12,500.00	0.00	12,500.00
Legal Fees(100.00%)	With Tax 17,700.00	0.00	17,700.00
Stamp Duty(100.00%)	130,136.00	0.00	130,136.00
Registration Fees(100.00%)	21,732.00	0.00	21,732.00
Unit Charge(5.00%)	With Tax 99,680.00	0.00	99,680.00
Vehicle Parking-1(50.00%)	With Tax 98,000.00	0.00	98,000.00
SUB TOTAL	379,748.00	0.00	379,748.00
Add: Previous Dues			6,258.00
Add: Interest due till date @18% p.a. (GST will be applicable @18%)	19,751.00	0.00	19,751.00
NET PAYABLE	399,499.00	0.00	405,757.00

Therefore, please deposit/send us the amount of Rs.197,680.00/- (Rupees One Lakh Ninety Seven Thousand Six Hundred Eighty Only) through PO/DD/Cheque favouring "RIVERBANK DEVELOPERS PRIVATE LIMITED ESCROW A/C" and Rs.182,068.00/- (Rupees One Lakh Eighty Two Thousand Sixty Eight Only) through PO/DD/Cheque favouring "RIVERBANK DEVELOPERS PRIVATE LIMITED" by 25/12/2019 at our Sales & Marketing office, Calcutta Riverside, 1 New Bata Road, Maheshala, Kolkata - 7000140, 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 033 24905491 or email at customer@hilandcal.com

Yours faithfully,

For RIVERBANK DEVELOPERS PRIVATE LIMITED



(Authorised Signatory)

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

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

Riverbank Developers Pvt. Ltd.
Registered Office

225C, AJC Bose Road, 4th Floor, Kolkata - 700020, India
P: +91 33 2283 9015-17 F: +91 33 2289 2148 W: www.hiland.in

Sales and Marketing Office

Calcutta Riverside, 1, New Bata Road, Maheshala Municipality,
Kolkata 700 140
P: 033 2490-5491/ 6970 E: sales@hilandcal.com

CIN: U70101WB2007PTC120037

TAX INVOICE

RIVERBANK DEVELOPERS PRIVATE LIMITED
225C A. J. C. BOSE ROAD ,, KOLKATA 700020, WB,
INDIA
PAN No. : AADCR7997K
GSTIN No. : 19AADCR7997K1ZE

ORIGINAL FOR RECIPIENT / DUPLICATE FOR SUPPLIER

Date : 10/12/2019
Invoice No. : HGTX/19/04144/6
Project : HILAND GREENS PH-01
Tower : Tower 45
Unit No. : 10A6

Applicant : Mr. Soumya Chakrabarti
Co-Applicant :
170/36, Lake Gardens, Ratnalaya, Flat No. 11, Kolkata -
700045, Wb, India, ,
PH: /Mob: 9831494466
GSTIN No. :

Place of Supply : TOM BATA AVENUE (New Bata Road) HOLDING NO. 1, BATA NAGAR, MAHESHTALA
State Code : West Bengal(19)

Particulars	Description of Service	SAC Code	Amount (Rs.)
8th & Final Instalment - Before possession Vehicle Parking-1	Construction Services	9954	87,500.00
8th & Final Instalment - Before possession Unit Charge	Construction Services	9954	89,000.00
Less : Advance Installment Received			0.00
Amount Receivable - Construction Services (A1)			182,488.00
Less 1/3 as, Deemed Value of Land(B)			60,829.00
Value of Taxable Service - Construction (A1 - B) = C			121,659.00
8th & Final Instalment - Before possession Legal Fees	Other Taxable Services	9997	15,000.00
Less : Advance Installment Received			0.00
Amount Receivable - Other Services (A2)			15,000.00
Value of Taxable Service Others (E)			15,000.00
Total Value of Taxable Service (C + E) = F			136,659.00
Add CGST@9%			12,299.00
Add SGST@9%			12,299.00
Total GST@18%(G)			24,599.00
Total(A1+A2+G)			222,087.00

(In Words:Rupees Two Lakhs Twenty Two Thousand Eighty Seven Only)

Whether the tax is payable on reverse charge basis ? No

- 1)Payment to be made by Bank Drafts/Micr Cheques in the name of "RIVERBANK DEVELOPERS PRIVATE LIMITED ESCROW A/C"
- 2)In case of delay,interest will be applicable @18% per annum.
- 3)Tax on GST under Construction Services as per Notification No. 11/2017 -Central Tax (Rate), Dated 28.06.2017.

Signature valid

Signed By: P. PRANAV, EP/RAJAN
Signed On: 10/12/2019 16:00
SIGNED AT: KOLKATA
SIGNED FOR: RIVERBANK DEVELOPERS PRIVATE LIMITED
SIGNED BY: P. PRANAV, EP/RAJAN
SIGNED ON: 10/12/2019 16:00
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Riverbank Developers Pvt. Ltd.

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Sales and Marketing Office

Calcutta Riverside, 1, New Bata Road, Mahestala Municipality,
Kolkata 700 140

P: 033-2490-5491/ 6970 E: sales@hilandcal.com

CIN: U70101WB2007PTC120037

HILAND

INVOICE

ORIGINAL FOR RECIPIENT / DUPLICATE FOR SUPPLIER

RIVERBANK DEVELOPERS PRIVATE LIMITED
225C A. J. C. BOSE ROAD,,
KOLKATA 700020, WB, INDIA
PAN No. AADCR7997K
GSTIN No. 19AADCR7997K1ZE

Date : 10/12/2019
Invoice No. : HGNT/19/04242/6
Project : HILAND GREENS PH-01
Tower : Tower 45
Unit No. : 10A6

Applicant : Mr. Soumya Chakrabarti
Co-Applicant :
170/36, Lake Gardens, Ratnalaya, Flat No. 11, Kolkata -
700045, Wb, India,, WEST BENGAL, 0
PH: /Mob:9831494466
GSTIN No. :

Place of Supply : TOM BATA AVENUE (New Bata Road) HOLDING NO. 1, BATA NAGAR, MAHESHTALA
State Code : West Bengal(19)

Particulars	Net Payble Amount (Rs.)
8th & Final Instalment - Before possession Registration Fees	21,732.00
8th & Final Instalment - Before possession Stamp Duty	130,136.00
8th & Final Instalment - Before possession Corpus Deposit	12,500.00
Total Amount :	164368.00
Less Advance Installment Received :	0.00
Net Amount :	164368.00

(In Words:Rupees One Lakhs Sixty Four Thousand Three Hundred Sixty Eight Only

- 1)Payment to be made by Bank Drafts/Micr Cheques in the name of "RIVERBANK DEVELOPERS PRIVATE LIMITED A/C"
- 2)In case of delay,interest will be applicable @18% per annum.

Signature valid

Signed By: RICHANIE, STRIKING
Signed By: CHANDRAN, STRIKING
24/08/2019 09:44:48 (C) / 16/12/2019 14:02:32
97615511744343221
Phone: 02255444433, E-Mail: sales@hilandcal.com, 198127966540010156454
10811627290, S-Web: www.hilandcal.com, GSTIN=19AADCR7997K1ZE, C-#111002, O-#Pcsr20M,
C-#11
Reason:
Location:
Signing Date: 10/12/2019 14:02

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CIN: U70101WB2007PTC120037

HILAND

Date: 10-12-2019

Mr. Soumya Chakrabarti

170/36, Lake Gardens, Ratnalaya, Flat No.
11, Kolkata - 700045, Wb, India ,WEST
BENGAL ,INDIA

Contact No: 9831494466

Ref: Apartment No 10A6 at Tower 45 of Hiland Greens.

Sub: Demand for advance deposit for Common Area Maintenance ("CAM") charges.

Dear Mr. Soumya Chakrabarti,

With great pleasure we wish to inform you that we have started the process of handing over of apartments at Hiland Greens from 23rd September 2017.

We thank you for your kind support and constant inspiration for making Hiland Greens a success. We have appointed Jones Lang LaSalle (JLL) as the Facility Management Organization for the management and maintenance of the common areas.

We would request you to please pay an amount of Rs. 15,829/- (Rupees Fifteen Thousand Eight Hundred and Twenty Nine only) towards 1 (One) year advance deposit for CAM charges. Please note that the current monthly CAM bills will be adjusted from the deposited amount as per the billing.

A detailed breakup of the CAM charges is enclosed herewith for your information and perusal.

The proportionate CAM charges shall become payable on monthly basis either from the date of possession or deemed possession whichever is earlier strictly based on actual requirements for providing each services and we shall keep you informed about the all such developments relating CAM services from time to time.

Kindly make the payment through PO/DD/Cheque/Wire transfer favoring 'RIVERBANK DEVELOPERS PVT LTD-HILAND GREENS Phase-I CAM Account' within 15 days from the date of this letter.

You may please contact (Jones Lang LaSalle) (JLL) for any support regarding maintenance and CAM payment.

Help-Desk - 6289474631

Email Id: ashis.chatterjee@ap.jll.com

roy.subrata@ap.jll.com

bijoy.dey@ap.jll.com

We hope you will appreciate our sincere efforts to provide you the services to the best of our abilities.

Thank you once again for your cooperation and patronage.

Thanking you,

Riverbank Developers Private Limited

Bank Account Details

RIVERBANK DEVELOPERS PVT LTD-HILAND GREENS Phase-I CAM Account
Account No : 5750000084572
Bank Name : HDFC Bank Ltd
Branch Name : Central Plaza, Sarat Bose Road
Branch Address : 2/6, Sarat Bose Road, Central Plaza
Kolkata - 700 020, West Bengal, India
IFSC Code : HDFC0000014
Swift Code : HDFCINBBCAL

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