

Date : 27<sup>th</sup> January, 2014

Mr. Sarwesh Suman  
Mrs. Usha Kiran  
C/o. Ratan Kumar, 104, Shantiniketan Apt.  
New Police Lane, Kanke Road, Ranchi  
Jharkhand-834008

**Re : Apartment No. D-101 on the 1st Floor in Block-D at Sunrise Greens, P.O :  
Gouranganagar, P.S. : New Town, Kolkata – 700 059**

Dear Sirs,

We confirm having handed over the above Apartment on the terms mentioned in the letter.

- a) You have paid all the dues and you have no claim against us with regard to the construction of the Apartment as on date nor do we have any claim against you for any amount to be paid as consideration.
- b) You confirm that your proportionate share towards Electrical Infrastructure Cost has been charged on ad-hoc basis. Your proportionate share will be finally determined based on the ascertainment of the actual amount of Electrical Infrastructure Cost incurred- either an additional amount will have to be paid by you or, we will refund an appropriate amount, in case your share works out to be lower than what is being presently charged.
- c) You are taking possession of your apartment pending external work in the complex viz., clubhouse, landscaping, dedicated car parking, gas bank, permanent electricity etc. which will be completed in due course.
- d) You shall remit the amount required on account of transfer cost including stamp duty and registration charges within fifteen days of the notice from us for the same and also thereafter, promptly attend for completing the registration of the Deed of Conveyance as and when required.
- e) You confirm that you shall be holding and enjoying the above Apartment on the terms and conditions contained in the General Terms and Conditions attached to the Allotment Letter and you agree not to question the same or raise any objection with regard thereto.

- f) You hereby further confirm that you shall be bound by the rules and regulations of the Maintenance Company / the Association, after its formation, for the purpose of maintenance of all the buildings and the complex, including all common areas.
- g) You hereby further assure and confirm that you shall regularly and punctually make payment of the proportionate municipal rates and taxes, service taxes electricity charges, generator charges, maintenance charges and all other relevant charges from the date as and when applicable to your Apartment.

Kindly append your signature as acceptance of the above.

Thanking you

Yours faithfully

For, Bengal Park Chambers Housing Development Ltd

*Sarvesh Suman*

Authorised Signatory

Accepted

*Sarvesh Suman*

(Sarvesh Suman)

*Usha Kiran*

(Usha Kiran)

C.C. Maintenance Team  
Sunrise Greens  
P.O. Gouranganagar, P.S. New Town  
Kolkata – 700 059