

BOOKING LETTER

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To

Date : / /

_____,

Re: Offer of Provisional Booking of the Row House / Bungalow No. __ at RBD UTSAV Residential Project at Mouza Uttar Bhag, J. L. No. 113, within the jurisdiction of ADSR Baruipur, under Ramnagar II Gram Panchayat, Police Station Baruipur, Post Office Ramnagar, District South 24 Parganas .

Dear Sir/ Madam,

We are pleased to inform you that with reference to your Expression of Interest (EOI) Form dated __ we are pleased to offer you for provisional booking/allotment of Ground plus one / two storied Residential Bungalow/ Row House No. _____, having carpet area of _____ square feet, Built up area of _____ square feet more or less, with attached _____(nos) balcony admeasuring of _____ (_____), more or less, along with exclusive right to use the Front Yard area admeasuring _____ square feet (which includes _____Nos () car parking area measuring _____ square feet) and Backyard area admeasuring _____ square feet, also additional sideyard area / backyard area admeasuring _____ square feet appertaining to the aforesaid Said Bungalow / Row house being comprised in the First Phase land , together with the right of entrance, exit and/or right of way in the Complex Common Parts (hereinafter referred to as the **ROW HOUSE/BUNGALOW**) in First Phase of the Row House/Building Complex named **“RDB UTSAV”** under construction at the captioned land at Mouza Uttar Bhag, J. L. No. 113, within the jurisdiction of ADSR Baruipur, under Ramnagar II Gram Panchayat, Police Station Baruipur, Post Office Ramnagar, District South 24 Parganas ,has been provisionally allotted in your favour on the basis of your EOI No. __ dated __ and on your depositing the application money of Rs. _____/- . The Row House/Bungalow demarcated in the Block Plan showing the Provisionally allotted Unit is annexed hereto and marked **ANNEX-A**.

The price of the said Row House Bungalow is Rs. _____/- (Rupees _____) only as per the following details:

| Sl. No. | Price Constituents | Amount (In Rs.) |
|---------|--|-----------------|
| 1 | Unit Cost | |
| 2 | Club /Usage Rights | |
| 3 | Generator & Transformer Charges | |
| 4 | Legal Charges | |
| 5 | Incidental charges & Other Charges | |
| | Total [Summation of all Extra Charges except Maintenance Deposit] | |
| | GST on Unit & Parking | |
| | GST on Extra Charges | |
| | GRAND TOTAL | |

The benefits arising out of implementation of GST Act and Rules in the form of Input Tax Credit or otherwise is already considered while determining the Final Purchase Consideration and the Allottee shall not claim, demand or dispute in regard thereto.

The price of the said Row House/Bungalow payable as per the Table provided below:-

We will send Demand Notices for each installment and the Allottee will have to pay within 15 days from the date of such notice.

PAYMENT TERMS

| | |
|---|--|
| Event of making Payment | Percentage out of the Total Sale Price / Agreed Consideration* |
| Advance against booking | Udday Villa – Rs Anmol Villa – Rs. Vasant Villa – Rs Swarn Villa – Rs |
| Booking amount to be paid within 30 days of advance payment against booking | 9 per cent less advance against booking |

| | |
|---|---------------------|
| Signing of Agreement | 11 per cent |
| On commencement of ground floor slab | 10 per cent |
| On commencement of first floor slab | 10 per cent |
| On start of brick work | 10 per cent |
| On commencement of plumbing, piping and electrical cabling work | 10 per cent |
| On fixing of door and window frame | 10 per cent |
| On completion of flooring | 10 per cent |
| On completion of internal plaster | 10 per cent |
| On completion of external plaster and finishing | 5 per cent |
| On offer of possession | 5 per cent |
| Total | 100 per cent |

Timely payment is the essence of the Allotment.

NOTE- GST as applicable is payable with payments.

Additionally, the following Extra Charges and Deposits as stated will also become payable within 15 days of the demand notice being made:

| FACILITIES | |
|-------------------|--|
| A | EXTRA CHANGES |
| 1. | Club Membership |
| 2. | Generator & Transformer Charges |
| 3. | Legal Fees |
| 4. | Incidental Charges |
| B | DEPOSITS |

| | | |
|----|---------------------|-------------------------|
| 5. | Electricity Deposit | Meter Deposit at actual |
| 6. | Maintenance Deposit | |

- (1) At the time of registration if Market Value is more than agreement value additional Stamp Duty as per the valuation to be paid at the time of registration.
- (2) GST as applicable and any other Tax or Taxes as may be applicable from time to time shall also be payable by the Allottee.

The payments are to be made by means of RTGS/ NEFT , Pay Order/Demand Draft/Account Payee local Cheque drawn in favour of **“RDB Mewa Township LLP A/C ”** and drawn on any Bank in Kolkata and shall be deposited with or sent by registered post to any of the following offices:

- 1) Registered office at Tirupati Plaza, 74/2 AJC Bose Road, Suit 5E, Kolkata:700017;
- 2) Project Site Office at RDB UTSAV , Uttarbhag, Panchayat Ramnagar II, Opposite Country Club Chanayakpuri, South 24 Parganas, West Bengal .

Note: This provisional letter is subject to the terms & conditions of Agreement for sale .

