

BOOKING LETTER

_____, 2023

To
MR.....
MRS.....
Address.....
MOBILE

Subject: Provisional Allotment of the Unit No. ___ in Tower No, ___ at DTC CAPITAL CITY, RAJARHAT.

Reference: Your Booking ID No. _____ dated _____

Dear Sir/ Madam,

We welcome you to be a part of "DTC CAPITAL CITY".

We are pleased to **provisionally** allot you the **Unit No. ___ in Tower No. ___**, as described below **subject to** receipt of timely payments of the **Consolidated Unit Cost and the other costs and the Deposits** as mentioned below and subject to compliance of the **terms and conditions** of Sale as mentioned in the Agreement for Sale, to be signed by you.

1. Description of the Apartment/Unit:

The **Unit No. _____** having carpet area of about ___ **Square Feet** *together with* a balcony having a carpet area of about ___ **Square Feet**, wardrobe having a carpet area of about **Square Feet**, that is collectively having a usable area of about ___ **Square Feet**, [which is equivalent to about _____ **Square Feet** of Super Built up Area] being a __ type Unit on the ___ **floor** of the **Tower No. ___**, being the "**Said Block**", *together with One* _____ parking Space admeasuring ___ **Square Feet** *together with* the pro-rata share of the Said Block Common Portions, the Phase Common Portions and the Said Phase Land.

2. The Price of the said Unit based on Carpet Area is Rs. ____/- (Rupees _____ only) as per the following details:

Particulars	Rate per Square Feet	Amount (In INR)
UNIT COST		
Exclusive Balcony/Varandah		
Wardrobe Area		
Exclusive open Terrace		
Proportionate cost of Common Areas		
Car Parking		
Summation of Unit and Car Parking space		
Infrastructure Development Charges		
External Development Charges		
Summation of all the Extra Charges		
GST on the Unit & the Car Parking		
GST on Extra Charges		
Total Price (Including GST)		
Club Membership Charges (Including GST)		

The breakup of the Price payable for the said Unit is as per the Table provided above. Demand Notices for each installment as per payment schedule shall be send through Email to the registered Email ID as provided by the Applicant, which shall be payable within 30 days from the date of such notices. Such payments as demanded should be made within the scheduled time which shall be indicative in the respective demand notices itself. In case of delay in making such payment, the Applicant shall be liable to pay interest at the rate prescribed in the Rules, which will be the State Bank of India Prime Lending Rate plus 2 (two) percent for the period of delay.

Being opted for the Club Membership, the respective Club Membership Charges are applicable over and above the Total Price of the Unit. Please be informed that, the Club Services are being provided by M/s Welkin Dealers Pvt. Ltd. and Others (Club Owners) and vide Agreement dated 1st September 2022, the club owners have authorized DTC Projects Pvt. Ltd., to collect the Club Membership Charges on their behalf as per the payment plan to be mentioned in the Agreement for Sale.

3.1 Deposits: Beside the total cost as mentioned in the above table, the following Deposits are payable extra, at the time on/or before possession :

- a) **Sinking Fund:** Rs. 36.00 (Rupees Thirty Six only) per Square Feet of the Super Built-up Area, after receipt of the Completion / Partial Completion Certificate.
- b) **Maintenance Charges Deposit:** Rs. 3.00 (Rupees Three only) per Square Feet of the Super Built-up Area, per month for 12 Months commencing on and from the date of the Intimation of the Letter of Possession, after receipt of the Completion / Partial Completion Certificate.

3.2 Beside the total cost as mentioned in the above table, the following payments are to be made in favour of M/s Welkin Dealers Pvt Ltd., on behalf of the Club Owners, :

- a) **Bi-Annual Club Subscription:** For Club Running and Maintenance, Rs. 2500/- (Rupees Two Thousand Five Hundred only) plus GST for every 6 Months will be collected which will commence on and from the Club Operational Date, (To be intimated by Letter).

Note:

- a) Electric Meter Deposit and Municipal/Panchayat rates and taxes will be determined on actual.
- b) At the time of registration, if Market Value / Circle Rate is more than the agreement value, then additional Stamp Duty as per the valuation has to be paid at the time of registration. Incidental charges of Rs. 6000/-at the time of registration of Agreement for Sale and 6000/- at the time of Registration of Conveyance Deed or as per actuals is payable.
- c) Payments will be made only in favour of “**DTC PROJECTS PVT LTD.**” by Cheque/ Demand Draft, RTGS or NEFT. In case such payment fails due to insufficient balance and/or incorrect details, then the Applicant shall be liable to pay damages amounting to Rs. 1000/- for such default. Moreover, DTC Projects Pvt Ltd., shall be entitled to take appropriate legal action against the Applicant in addition to the aforementioned damages.
- d) Applicable GST will be charged in the Demand Notices, as per the prevailing rate at the time of issuance of the Demand Notice.

Please note we shall periodically send you E-demand letter (electronically) and such can be produced by the purchaser at the respective banks/financial institution for disbursement of further payment and a hardcopy of such demand letter can be obtained as well from our customer portal if required. Submission of such E-Demand Letter at the respective banks/financial institution shall be the sole responsibility of the purchaser and in no case the developer shall be held liable for this. Kindly consider the said E-Demand letter as authenticated system generated copy of the E-demand letter which don't require any physical signature on the developer's side.

Please also note, that, The Agreement for Sale should be signed and registered within 30 days of the issuance of the Provisional Booking Letter and the Booking amount being 10% of the Unit Cost should be paid on or before the registration of the Agreement for Sale. Failing which this Provisional Booking will automatically stand cancelled and a sum equivalent to 10% of the total value of the Unit shall be forfeited by DTC Projects Pvt Ltd., as Cancellation Charges along with applicable taxes. Further, upon failure to execute and register the sale agreement in respect of the unit within the period as prescribed above, the Developer shall reserve the sole right to deal with the unit in any manner as it may deem fit and proper.

Thanking you,

Yours faithfully,

For **DTC Projects Pvt. Ltd.**

Authorised Signatory

I/We Confirm and accept the allotment/Booking as stated above:

(Signature of Sole/First Applicant)

(Signature of Second Applicant)

Place:

Date: