

Without Prejudice

26<sup>th</sup> May, 2023

Mr. \_\_\_\_\_

Mr. \_\_\_\_\_

Mrs. \_\_\_\_\_

Address \_\_\_\_\_

Dear Sirs/ Madam,

**Re: Allotment of Residential Unit on the \_\_\_\_ Floor, Type-\_\_, having built-up area of approximately \_\_\_\_\_ square feet mutually agreed super built-up area of \_\_\_\_\_ square feet approximately, with the right to park \_\_\_\_\_ car in \_\_\_\_\_ parking space in the Building named "ORBIT FLORA" being constructed at Municipal Premises No 33 Jnan Goswami Sarani, Block F, Kolkata-700 053.**

In terms of the negotiations held by you with the undersigned, the following **Flat** has been allotted and earmarked for you at "**ORBIT FLORA**", on the following agreed commercial terms:

Flat at ____ Floor	on ____ Floor, Type ____
Agreed Built-up Area of the flat & terraces.	
Agreed Super Built-up Area	
Agreed Consideration for the Flat	
<b>Total Consideration for Flat &amp; Car Parking</b>	
<b>Agreed GST @ 5%</b>	
<b>Grand Total</b>	

The above mentioned total consideration has been agreed to be paid by you to us in the following manner:

Sl. No.	Event of making payment	% out of Total Consideration	Flat A/c (Rs.)	GST @ 5% (Rs.)	Total (Rs.)
1.	On Booking	10%			
2.	On Agreement	10%			
3.	On Commencement of 1 <sup>st</sup> Floor	10%			
4.	On commencement of 2 <sup>nd</sup> Floor	10%			
5.	On commencement of 3 <sup>rd</sup> Floor	10%			
6.	On commencement of 4 <sup>th</sup> Floor	10%			
7.	On commencement of 5 <sup>th</sup> Floor	10%			
8.	On commencement of 6 <sup>th</sup> Floor	10%			
9.	On commencement of brickwork of the said Apartment	10%			
10.	On commencement of flooring of the said Apartment	5%			
11.	At or before Date of Possession of the said Apartment or on receipt of completion certificate, whichever is earlier	5%			
	<b>Total</b>	<b>100%</b>			

Timely payment is the essence of this allotment. Delay in payment from you shall attract interest @18% per annum.

Besides the aforesaid total consideration you shall have to pay us the following:-

**A. Additional Payments**

**Charges towards**

1. Electricity, Transformer HT/LT charges/ Generator Charges, Association Formation @ Rs.150/- per square feet of super built up area plus 18% taxes as applicable.
2. Additional consideration in case there be any increase/decrease in area of the said Flat upon final survey and measurement, payable within 15 days of demand.
3. Goods and Service Tax (GST), works contract tax, betterment tax and/or development charges and any other tax, duty levy or charge that may be imposed or charges, if any in connection with construction or transfer of the Flat Unit, payable within 15 days of demand.
4. Stamp duty, registration fee and all other taxes, levy miscellaneous and other allied expenses relating to the Memorandum, the Deed of Conveyance and all other papers and documents that may be required to be executed and/or registered, payable within 15 days of demand.
5. Charges for KMC re-sanction @ Rs.100/- per sq. ft. on super built up area under Rule 26 in case of modification in unit.

**B. Deposits:**

- 1) Deposit for Maintenance Charges for 12 months at the rate of Rs. 24/- (subject to escalation) of Super Built-up Area of the Flat payable on or before possession.
- 2) Deposit for electric supply/individual meter for the Flat as per actual payable to the CESC within stipulated time.
- 3) Deposit for Municipal Taxes equivalent to 4 quarters at the rate of Rs. 24/- of super built up area of the Flat payable on or before possession. This is refundable on production of Mutation Certificate.

It is specifically agreed that the common areas, amenities & the building will be constructed, erected and completed by the developer as per the specification as the developer may think fit.

The Memorandum for sale is being prepared incorporating the essential terms and conditions herein contained and also appropriate clauses regarding default with our standard terms and conditions and the same shall be executed by you within 30 days of being called upon to do so. We assure you that the title of the property is free from all encumbrances and it's bankable and marketable. The Stamp Duty and Registration Charges in respect of the Sale Deed, Stamp duty, registration fee and all other taxes, levy miscellaneous and other allied expenses shall be borne by the allottee.

This provisional booking is subject to your making timely payments in full.

In token of your confirmation of the above, please return to us the duplicate copy of this letter duly signed by you.

Thanking You,

Yours faithfully  
For **Orbit Tirupati Towers Pvt Ltd.**

**Vijay Narayan Rathi**  
**(Authorised Signatory)**

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**We Accept**