

## BOOKING LETTER

Date:

To  
Applicant  
Co -Applicant  
Address

Sub: Offer for Provisional Booking for Unit No-"\_\_\_\_", on the "\_\_\_\_" Floor, together with the right to use \_\_\_\_ Open/ Covered car parking space (Dependent/Independent) located on the Ground Floor of the building block in 'BREATHE', at premises no: 71, Srijani, Kolkata-700104.

Dear Sir/ Madam,

We are pleased to inform you that the Unit No-"\_\_\_\_", on the "\_\_\_\_" Floor, admeasuring \_\_\_\_ sq. ft (Carpet Area) corresponding to \_\_\_\_ sq. ft (Built Up Area) and \_\_\_\_ sq. It (Super Built Up Area) has been booked together with the right to use \_\_\_\_ Open / Covered car parking space (Dependent/ Independent) located on the Ground Floor at the building block in your favour on the basis of your Application No \_\_\_\_ dated \_\_\_\_ and on your depositing the application money of Rs \_\_\_\_/- ( Rupees ).

The price of the said Unit together with the right to use one Open/Covered car parking space (Dependent/Independent) including GST, Amounting to Rs.\_\_\_\_/- ( Rupees ). The detail breakup is enumerated here under:

SI No	Price Constituents	Amount (In Rs)
1	Unit No-"____", on the "____" Floor, together with the right to use ____ Open/ Covered car parking space (Dependent/Independent)	
2	Total GST on Unit & Parking	
3	<b>Grand Total</b>	

The price of the said Apartment payable as per the table provided below. We will send Demand Notices of each installment and the Allottee will have to pay within 15 days from the date of such notice.

### Payment Schedule

SI. No.	Event Name	Amount to be Paid
1	On Application	51,000.00 + GST
2	On Allotment	10% (less 51,000.00) + GST
2	On Agreement	10% + GST
3	On Completion of Foundation	10% + GST
4	On Completion of Ground Floor Root Casting	10% + GST
5	On Completion of 1st floor Roof casting	10% + GST
6	On Completion of 2nd Floor Roof Casting	10% + GST
7	On Completion of 3 <sup>rd</sup> Floor Roof Casting	10% + GST
8	On Completion of Brick work of the unit	10% + GST
8	On completion of inside plaster of the unit	5% + GST
9	On completion of Flooring of the unit	5% + GST
10	On Possession	10% + GST

Note: **GST as applicable is payable with all payments**

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

SI. No.	CHARGES	
1	Stamp Duty and Registration Fee	At applicable rate on the Agreement value or Market Value (whichever is higher) as per the valuation at the time of registration

2	Sinking Fund	Rs. 30 per sq.ft (To be paid at the time of Completion flooring of the Unit)
23	Incidental charges for Registration of Flats	Rs. 15,000/- for each document & GST as applicable
<b>DEPOSITS</b>		
4	Electricity Deposit	Rs 5000/- + GST
5	Electric Meter Deposit	On Actual
6	DG Power Backup & Transformer charges	On Actual (To be paid at the time of Completion flooring of the Unit)
5	Municipal/ Corporation Tax Deposit	Rs 1/- per sq.ft per month on Chargeable Area for 6 months + GST
5	Maintenance Deposits	Rs. 2.5/- per sq.ft. per month on chargeable area for 2 years (1 year adjustable and 1 year deposit) + GST

The payments are to be made by means of Pay Order/Demand Draft/Account Payee local Cheque/RTGS/NEFT/IMPS drawn in favour of "**PROPERTYMEN REALTY PRIVATE LIMITED**" and drawn on any Bank in Kolkata and shall be deposited with or sent by registered/speed post to the office of PROPERTYMEN REALTY PRIVATE LIMITED at the address mentioned in the Booking Letter.

Please note that this Booking Confirmation Letter is provisional and subject to your strict compliance of terms and condition of the Sale Agreement to be executed. Your executing and/or submitting necessary documents may be required before delivery of the possession of the unit and the car parking space if any. This booking letter shall not be treated as an agreement for sale or transfer.

We will appreciate if you kindly confirm the acceptance of Booking Confirmation Letter and send us the payments and other amounts in token of your acceptance within 15 days from the issue date of this letter. Needless to say in default the Booking will be stand automatically cancelled and the money paid on Application will be stand forfeited.

This Provisional Booking Letter is being sent to you in duplicate. Please retain one copy with you and sign and return the other copy as a token of your acceptance.

Thanking You, Yours faithfully,

FOR,  
PROPERTYMEN REALTY PRIVATE LIMITED

Authorised Signatory

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

\_\_\_\_\_  
(Signature of Sole/First Allottee)

\_\_\_\_\_  
(Signature of Joint Allottee)

Date:

Place: