

BOOKING LETTER

To

Date : / /

Subject: Provisional Allotment of the Apartment at DTC SOUTHERN HEIGHTS, Kolkata.**Reference: Your Customer ID No.:** _____

Dear Sir/ Madam,

We welcome you to be a part of "DTC Southern Heights".

With reference to your application, we are pleased to **provisionally** allot to you the **Apartment** as described below **Subject to** your making timely payments of the **Price which includes the Extras, and the Deposits** as mentioned below and subject to your complying with the **terms and conditions** of sale as contained in our standard Agreement for Sale to be signed by you.

1. Description of the Apartment:

Apartment No. _____ having carpet area of _____ Square Feet [equivalent to _____ Square Feet of Super Built up Area, which is its Built-up Area *together with* the pro-rata share of the Phase Common Portions that bears to the Built-Up area of the Apartment] _____ type, on _____ floor in [tower/ block/building] No. _____, hereafter the "**Said Block**", along with garage/covered Parking No. _____ admeasuring _____ square feet in the _____. The Floor Plan of the Apartment is annexed and marked in RED boarder.

2. The Price of the said Apartment is Rs. _____/- (Rupees _____) only as per the following details:

Sl. No.	Price Constituents	Amount (In Rs.)
1	UNIT COST	
2	Preferred Location Charges	
3	Height Escalation Charges	
4	Car Parking	
5	Club	
6	Legal Charges	
7	Transformer and Electricity Charges	
8	Generator Charges	
	Total [Summation of all Extra Charges]	
	GST on Unit & Parking	
	GST on Extra Charges	
	GRAND TOTAL	

The breakup of the Price payable for the said Apartment is as per the Table provided. We will send Demand Notices for each installment as per payment schedule and you will have to pay within 15 days from the date of such notice.

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:

3. Extras: Besides the Price, you will be required to pay the following amounts before the last Installment as and when the Company demands to pay the same:

- 3.1 **Transformer Charges:** Rs.50/- (Rupees fifty) per Square Feet of the Super Built-up Area.
- 3.2 **Electricity Charges:** Reimbursement of the actual cost to be incurred to bring WBSEDCL L.T. connection to the Block where the Unit is situated.
- 3.3 **Generator facility for inner consumption:** Proportionate cost of providing stand-by generator for the internal consumption in the Flat, to be paid at the rate of Rs.30/- (Rupees thirty) per Square Feet of the Super Built-up Area.
- 3.4 **Club Development Charges:** Rs./- (Rupees only)
- 3.5 **Legal Fees:** Rs.15,000/- (Rupees Fifteen Thousand)

4. Deposits: The following amounts will have to be paid on the Date of Possession of the Unit:

- 4.1 **Sinking Fund:** Rs.2.50 (Rupees two and paise fifty) per Square Feet of the Super Built-up Area per month for 12 months.
- 4.2 **Maintenance Charges Deposit:** Rs.2.50 (Rupees two and paise fifty) per Square Feet of the Super Built-up Area, per month for 12 Months.

Note:

- (1) Electric Meter Deposit and Municipal/Panchayat rates and taxes will be determined on actual.
- (2) 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. Incidental charges of Rs. 5000/-at the time of Agreement and 5000/-on Conveyance or as per actuals.
- (3) The above Items will be paid by the Allottee within 15 days of demand.
- (4) GST as applicable and any other Tax or Taxes as may be applicable from time to time shall also be payable by the Allottee.
- (5) Payments will be made only by Cheque/ Demand Draft payable at Kolkata in favour of "**DTC Projects Private Limited**".
- (6) Mutation Cost: All rates, taxes, fees and incidental costs for Mutation as specified by the person appointed by the Company.

Please note this Provisional Booking Letter will remain valid for 30 (Thirty) days within which time our standard format of the Agreement for Sale must be read and executed by you and sent alongwith Confirmation of the Booking Letter and the Booking amount being 10% of the Price. The Expression of Interest is to be deducted from the Booking Amount within 21 (Twenty One) days of you confirming this booking, you will be required to register the Agreement for Sale failing which this Provisional Booking will automatically stand cancelled and 10% of the money paid on Booking will stand forfeited and thereafter we will have full right and absolute authority to deal with the Apartment in any manner we deem fit and proper.

Thanking you,

Yours faithfully,

FOR _____(PROMOTER)

Authorised Signatory

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

Signature of Sole/First Allottee)

Place:

Date: