

## BOOKING LETTER

TO

**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:**

The **Unit No.** \_\_\_\_\_ having carpet area of about \_\_\_\_\_ **Square Feet** *together with* a balcony having a carpet area of about \_\_\_\_\_ **Square Feet**, that is collectively having a carpet 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 **building No.** \_\_\_\_\_, being the "**Said Block**", *together with* \_\_\_\_\_ car 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 Apartment is Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_) only as per the following details:**

Particulars	Amount (In Rs.)
UNIT COST	
Car Parking	
Preferred Location Charges	
Height Escalation Charges	
Club	
Legal Charges	
Transformer and Electricity Charges	
Generator Charges	
<b>Total [Summation of all Extra Charges]</b>	
<b>GST on Unit &amp; Parking</b>	
<b>GST on Extra Charges</b>	
<b>TOTAL Price with GST</b>	

*Please note* that the Unit Cost mentioned above is with a rebate of \_\_\_% to pass on the benefit of the Input Tax Credit availed by the Promoters under the Goods and Service Tax Act, 2017 and this rebate shall be waived and/or removed in the event the Promoters can no longer avail the Input Tax Credit by any change in that Act.

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 21 (Thirty) days within which time our standard format of the Agreement for Sale must be read and executed by you and sent along with Confirmation of the Booking Letter and the Booking amount being 10% of the Unit Price. You will be required to register the Agreement for Sale within 21 days failing which this Provisional Booking will automatically stand cancelled and Rs.50,000/- of the money paid on Booking will stand forfeited and balance amount will be refunded after deducting applicable Goods & Service Taxes. After booking letter 10% of total value will be deducted along with applicable Goods & Service Taxes within 45 days 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 **DTC Projects Pvt. Ltd.**

**Authorised Signatory**

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

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

\_\_\_\_\_  
(Signature of Second Allottee)

Place:

Date: