

BOOKING LETTER
(VICTORIA VISTAS)

To

Date : / /

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Re: Offer of Provisional Booking of the Apartment No.....on
the.....floor in Tower ,,,, at ‘**VICTORIA VISTAS**’, 14A, D. L.
Khan Road, Kolkata – 700 025.

Dear Sir / Madam,

We are pleased to inform you that with reference to your Application Form No.dated.....flat no.....onfloor of block no.....having carpet area ofsquare foot, built up area ofsquare foot and super built up area ofsquare feet, together with a servant’s quarter admeasuring approximatelySquare feet, an open / covered terrace area admeasuring approximatelysquare feet and an open / covered balcony admeasuring approximately.....square feet, and along withgarage/ parking admeasuring approximatelysquare feet and a *pro rata* share in the common areas of the project (hereinafter referred to as the “**Apartment**”), at “**VICTORIA VISTAS**”, has been provisionally allotted in your favour.

The plan of the floor showing the allotted Apartment marked in red border is annexed with this booking letter. However, the parking allotted to you will be subsequently identified.

Please note that the total price payable for the said Apartment is Rs...../- (Rupees) only (the“**Total Price**”). The Total Price and other charges and deposits payable by you, have been arrived at in the following manner :

Sl. No.	Description	Price
1.	Block/ Building / Tower No. [*] Type [*] Floor [*]	<i>[Insert rate of apartment per square feet of carpet area]</i>
2.	Exclusive Balcony appurtenant to the said Apartment Exclusive Open Terrace appurtenant to the said Apartment	<i>[Insert price]</i> <i>[Insert price]</i>

Sl. No.	Description	Price
3.	Garage / Parking – 1 Garage / Parking - 2	[Insert price] [Insert price]
4.	Proportionate price of Common Areas	[Insert price]
5.	Taxes (Including GST) & Other Cess	[Insert amounts]
6.	<u>Other Charges :</u> (i) Height Escalation Charges (PLC) (ii) Club Facilities and Development Charges) (iii) Transformer & Main Meter Charges (iv) Individual Meter Charges (at actuals) (v) Generator Charges	[Insert amounts]
<u>Total Price (in INR)</u>		[Insert total price]
7.	<u>Deposits & Charges (payable on or before possession) :</u> (i) Maintenance in advance (1 year) (ii) Legal Charges (iii) Formation of Association and Builders' Service Charges (iv) Electricity Deposit (v) Sinking Fund (vi) Municipal/ Corporation Tax Deposit	[Insert amounts]
Grand Total		[Insert grand total]

Please note that the Total price includes taxes (consisting of tax paid or payable by us by way of value added tax, goods and service tax and cess or any other similar taxes which may be levied, in connection with the construction of the project, payable by us, by whatever name called) upto the date of handing over the possession of the Apartment.

The Total price shall be payable as per the table provided below :

Milestone	Amount
On Application (booking amount)	Rs.....
On Agreement (Less : booking amount)	10% (Less Rs.....) + 50% of legal charges
On Completion of Piling	15% of Total price
On Completion of First Floor Roof Casting	10% of Total price
On Completion of Sixth Floor Roof Casting	10% of Total price
On Completion of Twelfth Floor Roof Casting	10% of Total price
On Completion of Eighteenth Floor Roof Casting	10% of Total price
On Completion of Ultimate Roof	10% of Total price
On Completion of Brick work of the Entire Building	10% of Total price

Milestone	Amount
On Completion of Exterior Plaster of the Entire Building	10% of Total price
On Possession of the Apartment	5% of Total price + 50% of legal charges
Total Price	

We will send demand notices for each installment of the Total price and you will have to make payment of the same within 15 (fifteen) days from the date of such notice. Separate demand notices shall be sent to you for payment of the Deposits & Charges. Timely payment shall be the essence of this allotment.

This offer of provisional allotment shall not be treated as a sale or transfer document and does not create any right whatsoever or howsoever in your favour. The allotment of the Apartment shall remain provisional till the time a format 'agreement for sale' is executed and registered in your favour. The stamp duty and registration fee and incidental expenses shall be payable and borne by the Allottee.

The provisional allotment of the Apartment shall be confirmed upon receipt by us of the entire booking amount as specified herein above.

Please note that abovementioned provisional allotment is subject to the following:

- This letter duly accepted by you,
- Timely payment to be made of the amounts mentioned hereinabove and all other dues; and
- Execution of all documents (in standard formats prescribed by us).

Your Customer Identification Number (CIN) is

Please quote your CIN number and the Apartment number booked in your favour, in all your future correspondence.

Please sign a duplicate of this letter to signify your confirmation and acceptance of this provisional allotment and the terms and conditions relating thereto and send it back to us at

Thanking you,

Yours faithfully,
For **ACCURATE REAL ESTATES PVT. LTD.**

Authorised Signatory

For **ABUNDANT PROPERTIES LLP**

Authorised Signatory

For DAMODAR ROPEWAYS & INFRA LIMITED

Authorised Signatory

For KING PROPERTIES PVT. LTD.

Authorised Signatory

For MASON BUILDCON PVT. LTD.

Authorised Signatory

For PANSY NIRMANS PVT. LTD.

Authorised Signatory

For SEED PROPERTIES PVT. LTD.

Authorised Signatory

For SPLASH PROPERTIES PVT. LTD.

Authorised Signatory

For TECHSERV TELE SERVICES PVT. LTD.

Authorised Signatory

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

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(Signature of Sole/ First Allottee)

Place :

Date: