

Ref. No:

Date:

To
Buyers Name
Buyers Address

Re:- Provisional Booking of the residential Flat No. X on the X Floor in Block No. X in “**KSHETRUM ASPIRE**” to be constructed at premises no. 923, Ho-Chi-Minh Sarani, Kolkata – 700 034.

Dear Madam/Sir,

As requested and in terms of the discussions and negotiations held by you with our representative, the following Flat Unit has been booked and earmarked for you on the following consented and agreed principal terms and conditions.

1) Commercial Terms and Details of the said Flat Unit:-

Flat No.	'X'
Floor No.	1st Floor
Block No.	X
Carpet Area	Sq.Ft. (approx)
Built-up Area	SSq.Ft. (approx)
Pro-rata common area	Sq.Ft. (approx)
Exclusive Open Terrace Area	
Agreed Consideration for the Flat	
Covered Parking Space	
Agreed Consideration for Covered Car parking space:	
Electricity charges	
Generator charges @ Rs. 15,000/-per KVA	
Legal Fees	
Total amount :	

2) The above mentioned total payable amount (other than legal fees) shall be payable by you to us in the following manner:

Sr. No	Schedule	Percentage
01	On Application	2 Lacs
02	Allotment Money -Within 15 days from date of Application	10% of Basic Consideration* after adjusting the application money + 50% of Legal & Processing Fees
03	On completion of Basement Floor	20% of Basic Consideration
04	On Completion of 1st Floor	10% of Basic Consideration
05	On Completion of 5th Floor	10% of Basic Consideration
06	On Completion of Roof Slab	10% of Basic Consideration* + Full consideration of Additional Costs on account of Club Charges + Full Extra Costs/Charges
07	On Completion of Brick Work	10% of Basic Consideration* + Balance Additional Costs / Deposits #
08	On Completion of Internal and External Plaster	10% of Basic Consideration
09	On Completion of Brick Work	10% of Basic Consideration
10	On Intimation of Possession	Balance of 10% of Basic Consideration + 50% of Legal & Processing Fees.

Half of the legal fees shall be payable by you at the time of signing of the Agreement for sale and the balance half shall be payable at the time of possession or the execution of the Deed of Conveyance, whichever is earlier.

- 3) All stamp duties, registration fees and other expenses on the Agreement for Sale, Deed of Conveyance and other documents shall be payable by you. Charges for any additional work done or facility provided by us shall be payable by you separately.
- 4) Deposits including the following shall also be payable by you at the time of possession:
 - i) Deposit/Advance for Maintenance @ Rs. 30/- per square feet.
 - ii) Deposit for Municipal Taxes @ Rs. 27,000/-. Deposit for electric supply/
 - iii) individual meter as per actuals payable to electricity supply authority.
 - iv) Maintenance Expenses: As to be determined by the vendors, payable regularly, each and every month from the date of possession and/or deemed possession.
- 5) **GST Tax:** As applicable from time to time along with consideration amount.
- 6) Cancellation Charges to be calculated @ 3% of the total consideration.

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

Thank You,

Yours sincerely,
Kshetrum Estate

W e A c c e p t

Authorised Signatory