

**BOOKING LETTER**  
**(NATURA SRIJAN)**

To \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Date: / /

Re: Offer of Provisional Booking of the Unit No. \_\_\_\_\_ on the \_\_\_\_\_ Floor together with \_\_\_\_\_ Store Room in Building Block No. \_\_\_\_\_ and Right to Park \_\_\_\_\_ (\_\_\_\_\_) Covered Car(s)/ Multi Open/level independent at 'Natura Srijan', 37, Chandsitala Main Road, Kolkata - 700053

Dear Sir/ Madam,

We are pleased to inform you that with reference to your Expression of Interest (EOI) Form dated \_\_\_\_\_ we are pleased to offer you for provisional booking/allotment Flat No \_\_\_\_\_, on \_\_\_\_\_ Floor of Block No \_\_\_\_\_ having Carpet Area / Saleable area \_\_\_\_\_ Sq.Ft. **together with** a Store Room having a Carpet Area/ Saleable area of \_\_\_\_\_ Sq.Ft aggregating to an aggregate Carpet Area/Chargeable Area admeasuring \_\_\_\_\_ Sq.Ft. together with **Open/covered** Terrace area measuring \_\_\_\_\_ Sq.Ft and **Open/Covered Balcony** area admeasuring \_\_\_\_\_ Sq.Ft which are appurtenant to net usable area of flat, working out to a **Built-Up** area of \_\_\_\_\_ sq. ft **together with** the pro-rata share in the common parts and facilities in the Block working out to a **Super Built-up** area of \_\_\_\_\_ Sq. ft. **together with** Right to Park \_\_\_\_\_ (\_\_\_\_\_) Car(s) in the Open/Covered/Multilevel Independent CP also **together with** the right of entrance, exit and/or right of way in the Complex Common Parts (hereinafter referred to as the **APARTMENT**) at "Natura Srijan ", has been provisionally allotted in your favour on the basis of your EOI No. \_\_\_\_\_ dated \_\_\_\_\_ and on your depositing the application money of Rs. \_\_\_\_\_/-. The Plan of the Floor showing the allotted Unit marked in RED border is annexed hereto. The Car Park open/covered **Dependent/Independent** will be identified on the date of possession

The price of the said Apartment is Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_) only as per the following details:

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Sl. No.	Price Constituents	Amount (In Rs.)
1	UNIT COST	
2	CLUB/USAGE RIGHTS	
3	Generator Charges	
4	Height Escalation Charges	
5	INCIDENTAL CHARGES	
6	Legal Charges	
7	Transformer and Electricity Expenses	
	<b>Total [Summation of all Extra Charges except Maintenance Deposit]</b>	
	GST on Unit & Parking	
	GST on Extra Charges	
	<b>GRAND TOTAL</b>	

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

Instalment payable	% of Total Consideration	Amount	Tentative date of completion
On EOI (Application)		Rs.2,00,000 + GST	
On Issue of Booking Letter	10% (Less Application money) + GST	Rs. _____	
On Agreement	10%+ GST		
On start of Piling work	10%+ GST		
On start of Ground Floor Casting	10%+ GST		
On start of 1st Floor Casting	7.5%+ GST		
On start of 3rd Floor Casting	7.5%+ GST		
On start of 5th Floor Casting	7.5%+ GST		
On start of 7 <sup>th</sup> Floor Casting	7.5%+ GST		
On start of 8th Floor Casting	7.5%+ GST		
On start of 10th Floor Casting	7.5%+ GST		
On start of Brick Work of the Flat	7.5%+ GST		
On start of Casting (Inside of Flat)	7.5%+ GST		
On start of Flooring of the Flat	5.0%+ GST		

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On Possession	5.0%+ GST		
TOTAL PRICE		Rs. _____	

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:

FACILITIES		
A	EXTRA CHARGES	
1.	Club Membership	Rs.125/- per Sq.Ft on SBU/Chargeable Area which is payable according to the Payment Schedule.
2.	Generator	Rs 60/- per Sq.Ft on SBU/Chargeable Area which is payable according to the Payment Schedule.
3.	Transformer Charges & Electricity Expenses	Rs.100/- per Sq.Ft on SBU/Chargeable Area which is payable according to the Payment Schedule
4.	Legal Charges	Rs.10,000/- per Unit payable according to the Payment Schedule
5.	Formation of Association	Rs.10,000/- which is payable according to the Payment Schedule
6.	Incidental Charges	Rs.15,000/- per Unit payable according to the Payment Schedule
B	DEPOSITS	
5.	Electricity Deposit	Meter Deposit at actual
6.	Maintenance Deposit	1.A sum calculated @ Rs.3 per Sq.Ft on SBU / Chargeable Area per month Equivalent to 3 years' or at any other rate based on estimate of the Builder to be

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		<p>decided at the time of giving possession for a period of 3 years shall be deposited by the Allottee.</p> <p>2. Out of the Amount so deposited, a sum being equivalent of 1.5 (one and half) years deposit shall be adjusted against Maintenance Charges and the balance kept deposited with the Builder and only on handing over of maintenance to Association the said Deposit shall be handed over to the Association.</p>
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- (1) 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.
- (2) 0.8 (Zero Decimal Eight) KVA power back-up will be provided for 3 (Three) Bed Room Flats.
- (3) ) The above Items will be paid by the Allottee within 15 days of demand:
- |   |              |
|---|--------------|
| (a) On Agreement :                              | 30% plus GST |
| (b) On start of 4 <sup>th</sup> Floor Casting : | 30% plus GST |
| (c) On start of 8 <sup>th</sup> Floor Casting:  | 30% plus GST |
| (d) On Possession :                             | 10% plus GST |
- (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) Extra Charges will also be applicable for 50% of the terrace area.

NOTE: Payment by cash will not be accepted . All Payments have to be made by the Allottee through Cheque/ Demand Draft/ Pay Order/ RTGS/ NEFT only. If any one representing the Promoter asks for payment by cash towards consideration for the Flat, the Allottee is advised to immediately

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complain to Mr. \_\_\_\_\_, (Mobile No. \_\_\_\_\_) or mail to \_\_\_\_\_ and cash, if any, paid will be at his or her sole risk.

The payments are to be made by means of Pay Order/Demand Draft/Account Payee local Cheque drawn in favour of " \_\_\_\_\_ A/C " and drawn on any Bank in Kolkata and shall be deposited with or sent by registered post to any of the following offices:

- 1) Srijan Realty Pvt Ltd., Corporate Office at Srijan House, 36/1A Elgin Road, Kolkata -700 020;
- 2) Project Site Office at 37, Chanditala Main Road, Kolkata – 700,053,

**The Allottee before accepting this Provisional Booking Offer is made aware of the following facts and shall at all times be bound by the terms, conditions of sale as provided hereunder.**

1. The Owners are seized and possessed of and/or sufficiently entitled to altogether a large tract of land measuring approx 3.43 Acres for making one big Housing Complex more fully described in SCHEDULE – A and demarcated in a Plan annexed hereto and marked ANNEX-A hereinafter referred to as the SAID LAND .
2. The-Housing Complex–will be developed on the Said Land.
3. The Owners and the Promoter have entered into a joint development agreement dated 7.7.2015 registered in the Office of ARA-I, Kolkata in Book No.I, Volume No. 1901-2015, Pages 36121 to 36185 Being No 190105524 for the year 2015 ;
4. By a Power Of Attorney dated 26.4.2017 executed by the Owners of the One Part and the Promoter of the other Part and registered in the office of the ARA-III, Kolkata, recorded in Book No.IV, Volume No.1903, Pages from 73886 to 73923, Being No.190302923 for the year 2017 the Owners granted development powers to the Promoter to undertake the development in terms of the said Development Agreement.
5. The Housing Complex is being offered on Land measuring 3.43 Acres more or less and also demarcated in the Plan Annexed hereto and marked Annex-A .
6. Other than the said land promoter may at its discretion add more Land to the existing project in future and extend the complex by purchasing more adjacent land for various other phases herein after referred to as Future Phases.

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7. The Allottees of Apartment Units will be entitled to have right of ingress to and egress from and through all the common passages and pathways running through and shall be entitled to the use of common entrance and also the facilities and amenities irrespective of their location for the beneficial use of the owners of the Apartments and other spaces There will be various roads/passages , services provided by the Promoter and running along such passage and the same will keep on extending with the extension of the passage which will provide a Common access to the Club and common amenities including future development The Owners and the Promoter have decided to develop the Project of the said entire Housing Complex.
8. The said project is earmarked for the purpose of building a residential Project, comprising three multistoried apartment buildings and the said projects shall be known as 'NATURA ~~SEKIAN~~' (project) It is presently envisaged that the entire Housing Complex to be developed on land presently by estimate 3.43 acres more or less will consist of residential Units, club, banquets, sporting and/or leisure facilities, fitness centre and entertainment facilities, etc as may be permitted under the law(s).
9. The allottees of the Apartment Units within the Complex shall own in common with other allottees, the common areas, amenities and facilities of the Complex together with all easements, rights and appurtenances belonging thereto.
10. Besides the Common Areas, the Promoter shall earmark certain areas as 'Limited Common Areas' / 'Reserved Areas' shall mean such common areas and/or Facilities which may be reserved for use of certain Unit or Units to the exclusion of the other Units as per the provisions of the West Bengal Apartment Ownership Act, 1972 as well as the grant of exclusive right of use of the Roof of the Unit or Building Block or a terrace on upper floors to any Allottee(s) of the said Unit plus the Reserved Areas such as Car Parking Areas, exclusive right of use of garden space attached to Flats/Apartments, demarcated area of terrace appurtenant to a particular Flat/Apartment; the roof of the overhead water tank, open terrace of any Flat/Apartment; the elevation and exterior of the Block;, storage areas, any community or commercial facility which is not meant for common use; such other open or covered spaces which is hereafter expressed or intended not to be common portion and the rights thereto which will also be described in details in the Agreement.
11. This Project will consist of several independent segments, viz (i) Residential Units (ii) Club, which may be changed and varied as per the decision of Promoter. The independent segments are only indicative and

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may be modified and varied at the option of the Promoter and in the manner prescribed in the Act.

12. All The Facilities and Amenities will be mutually shared by all the allottees of the entire Housing Complex and with the progression of development the Promoter will have the right to shift the situation of a particular Facility from one location to another for convenience without curtailing the facilities committed to the Allottee and also giving the facilities in committed time. Till such time the Association takes over the entire administration, the Allottees who have taken possession will be required to pay the Common Expenses as well as the Common Area Maintenance expenses(CAM) and common services of all common amenities and club when made available for the benefit, use and enjoyment of the Allottees of the entire complex towards maintenance of common pathways, basic infrastructure etc and in this regard the Allottee is made aware that the said charges shall at all times be calculated on the basis of total expenses on amenities, club and common services in proportion to the Unit area of each Apartment or on any other basis as the Promoter decides in respect of Apartments for which notice of possession has been issued by the builder (3 months before) and by reason thereof the initial CAM charges may be relatively higher which may progressively become less as more and more Allottees take up possession. The Association will ultimately take over the administration of all the facilities and other common purposes. It is further provided that till such time the Association is formed, the Promoter shall act as the Apex Association and on the formation of the Association, the Promoter shall withdraw itself from such role and hand over the responsibility to the new body.

It is further provided that in case of future development, the access rights and all other rights of easement etc shall be provided by the Promoter to the Allottees of the Complex mutually through the completed pathways passing through the Complex and progressing to the future development.

13. Till such time the Association takes over the entire administration, the Allottees who have taken possession in completed blocks will be required to pay the Common Expenses pertaining to their own block as well as the Common Area Maintenance expenses(CAM) and common services of all common amenities and club which is as and when made available for the benefit, use and enjoyment of the Allottees of the complex including those parts which are under construction by separate bills towards maintenance of common pathways, basic infrastructure etc and in this regard the Allottee is made aware that the said charges shall at all times be calculated on the basis of total expenses on amenities, club and common services divided by the area for which notice of possession has been issued by the builder and by reason thereof the initial CAM charges may be relatively higher which may progressively become less as

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more and more Allottees take up possession (Notice of Possession) . The Association will ultimately take over the administration of all the facilities and other common purposes as several service connections/facilities will be common to all. It is further provided that in case of Future Extensions, the access rights and all other rights of easement etc shall be provided by the Promoter to the Allottees of all phases mutually through the completed pathways passing through the Complex.

14. Kolkata Municipal Corporation has sanctioned the Building Plan No 2018130340 dated 28.03.2019 to develop the Housing Complex.
15. The promoter has obtained the final layout plan approvals for various parts of this project from Sanctioning Authority. The promoter agrees and undertakes it shall not make any changes to the layout plans except in strict compliance with section 14 of the Act and other laws as applicable. If the plan sanctioned by Sanctioning Authority is required to be modified and/or amended due to any change in law and/or statutory requirement in such event the Building Plan of the Allottee should not change to a major extent and also all the common facilities should be available to the Allottee ultimately for which the Promoter may change the location.
16. The copy of the proposed layout plan and the proposed building /phase/wing plan showing future proposed development as disclosed by the Developer in his registration before the WBHIRA Authority and further disclosures in the Websites as mandated by the Promoter have been annexed hereto
17. The clear block plan showing the Project (phase/wing) which is intended to be constructed and to be sold in this Phase/Project (project/wing) which is clearly demarcated and marked Annex- A .
18. It is agreed by the Allottee that the Promoter shall not make any additions and alteration in the sanctioned plans, layout plans. Provided that the Promoter may make such minor changes, additions or alterations due to some practical problems or some minor planning error or requirement of more parking or for some other minor practical consideration which does not affect the Unit and the common facilities after proper declaration and intimation to the Allottee , the Promoter will be allowed to do such change and for that the Allottee hereby gives his consent,.
19. The Promoter shall not make any additions and alteration in the sanctioned plans, layout plans and specifications and the nature of fixtures, fittings and amenities (which shall be in conformity with the advertisement, prospectus etc. on the basis of which sale is effected) in respect of the Apartment/Unit without the previous written consent of the Allottee as per the provision of the Act. Provided that the Promoter may

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make such minor changes, additions or alterations as may be required as per the provisions of the Act due to some practical problems or some minor planning error or requirement of more parking or for some other minor practical consideration which does not materially affect the Unit in particular but shifting and altering the location of the common facilities and such other changes which are necessary due to architectural and structural reasons duly recommended and verified by an authorized Architect or Engineer after proper declaration and intimation to the Allottee, the Promoter will be allowed to change and for that the Allottee gives his consent. Provided further that if the Authority competent to issue approvals is of the view that certain changes in the project are necessary, he may on application of the Promoter do so for the reasons to be recorded in writing and in that case consent of allottees shall be deemed to be granted.

20. The Allottee has been made aware and has unconditionally agreed that in case of Future Development, the occupants of apartments in other phases of the Project shall also have complete and unhindered access to all Common Areas, Amenities and Facilities of the Project which are meant or allowed by the Promoter for use and enjoyment by such other third parties who shall be entitled to enjoy all such common amenities and facilities and services of the Project which are so intended by the Promoter.
21. The Promoter shall provide the amenities for the use and enjoyment of the Allottee. The description of the tentative amenities and/or facilities will be provided in **Schedule – E** of the Agreement. No substantial or significant changes will be done. The description and location of the Common areas /amenities pertaining to the entire Housing Complex may change and facilities will not be curtailed and will be timely delivered.
22. The Allottee agrees and understands that All the standard fitting, interiors furniture, kitchenette and fixtures and dimension provided in the show/model Flat exhibited at the site only provides a representative idea and the actual Flat agreed to be constructed may not include the fittings and fixtures of the model unit and even if such fittings and fixtures are provided they may vary as to make, colour, shade, shape and appearance from the ones provided in the model unit and the Allottee shall not put any claim for such variation. The Promoter shall ensure that only approved specifications mentioned in **Schedule-D** of the Agreement.
23. It is clarified that Project's infrastructure, services, facilities and amenities together with all common areas, easements, rights and appurtenances belonging thereto shall be available mutually for use and enjoyment of the Allottees of the entire Housing Project with further future extensions.



24. The Promoter hereby declares that the Floor Space Index available as on date in respect of the project land is 13813.163 Square meters only and Promoter has planned to utilize more Floor Space Index by availing of FSI available on payment of premiums or FSI available as incentive FSI by implementing various scheme as mentioned in the Development Control Regulation or based on expectation of increased FSI which may be available in future on modification to Development Control Regulations , which are applicable to the said Project. The Promoter has disclosed as proposed above his intention to use more FAR to be utilized by him on the Project Land and Allottee has agreed to purchase the Said Apartment based on the proposed construction and sale of Apartments to be carried out by the Promoter by utilizing the proposed FAR and on the understanding that the declared proposed FAR shall belong to the Promoter only.
25. Subject to the terms that the Promoter undertakes to strictly abide by such plans approved by the competent Authorities and shall also strictly abide by the bye-laws, FAR and density norms and provisions prescribed by the Act and shall not have an option to make any major variation / alteration / modification except rise in the floors , that too if possible before giving possession to the Allottee and also within Scheduled time of delivery.
- 26... Besides the Additional FAR/FSI as stated above the Promoter may also extend the Project in contiguous land in future which the Promoter may acquire and obtain development permission including for re-development project and thereupon may also obtain approvals from the relevant competent authorities to sanctioned plans under applicable laws, rules and regulations wherein all the provisions of common facilities such as roads, gates, drainage, ingress and egress, sewerage, underground reservoir, pumps, club, gym, community hall, playgrounds and other amenities shall all be part of a common integrated development and some amenities and facilities may for the sake of convenience be relocated on such extended area. and the Allottee shall not have any objection to it and further, the Allottee(s) hereby give consent to the Promoter that the Promoter shall have full right , title, interest to use and utilize the additional FSI/FAR in respect of the land which may be made available even after the Deed of Conveyance of the Apartment has been executed the Allottee(s) or any member of the Association shall not raise any objection of whatsoever nature for the same. The extra FSI/FAR sanctioned may necessitate some changes and/or modifications to the existing Sanctioned Plan in respect of the present project as well as the subsequent phases/projects, if any, to be constructed and in respect of present project under construction the additional FSI/FAR shall be achieved only by way of vertical extension over the existing building blocks subject to timely delivery by Promoter. The Allottee is also



notified that the Promoter may at any subsequent period undertake development of a separate Complex on land which is adjacent but not part of this Housing Complex and in that case the Promoter may decide to provide for a passage way across this Housing Complex and for this purpose the Promoter shall enter into an irrevocable License deed with the Owners of the Adjoining land which shall be perpetually binding upon the Apartment Owners of this Housing Complex and their Association. The Promoter may extend the size of the Complex as presently envisaged by causing development of another Project on land contiguous to the present Complex whereupon the Promoter will be entitled to amalgamate the extended development by integrating it with this Complex with shared infrastructure and common facilities which means that the facilities available in this complex will be available for use to residents of the extended Project/Phase and similarly the facilities in the extended Project/Phase shall be available for use by the Residents/Occupiers of the present Complex.

27. The Promoter will hand over possession of the Apartment to the Allottee and also the Common facilities on the committed date (Completion date)
28. After obtaining possession, the Apartment Owners shall cooperate with other Apartment/Unit Owners and the Promoter in the management and maintenance of the said new building.
29. To observe the rules framed from time to time by the Promoter and upon the formation of the Association by such Association. The covenants agreed herein to the Promoter shall mean and include towards Association also, as and when applicable.
30. To use the said Apartment/Unit for residential purposes and not for other purposes whatsoever without the consent in writing of the Promoter/Association.
31. The total price for the Unit based on the carpet area which includes cost of exclusive balcony or verandah area, , exclusive open terrace areas, proportionate cost of common area, taxes, maintenance charges breakup and description is more fully described in Schedule - C of the Agreement.
32. Taking into account any extra FAR sanction if any becoming available on account of GREEN BUILDING/Metro/any other sanctionable provision including any unused FSI, the Allottee agrees that the Owner and the Promoter is entitled to and would be well within their right to undertake any further and/or additional construction in accordance with the plan which may be sanctioned by the concerned sanctioning authorities. However the Promoter can use the FAR only if in this project, lay-out is not materially affected which means that Promoter can only raise further

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stories on the Building Blocks to achieve the additional FAR and no changes in lay-out will be permitted in this project.

Further the Allottee agrees that the additional construction shall connect with all common parts and portions and other amenities and facilities of the project including the staircases, lifts, entrances, sewerages, drains and others.

33. The Apartment along with open parking, if allotted shall be treated as a single indivisible unit for all purposes. It is agreed that the Entire Housing Project is an independent, self-contained Project covering the said Land underneath the building and is not a part of any other project or zone and shall not form a part of and/or linked/combined with any other project in its vicinity or otherwise except extension of the same Project on adjacent future land and for the purpose of integration of infrastructure and facilities for the benefit of the Allottees like Club House etc.. It is clarified that Project's Infrastructure, services, facilities and amenities shall be available for use and enjoyment of the Allottees of the entire Row House Complex with further future extensions.
34. . A 'CLUB' / (A 'CLUB' type facilities as committed in Schedule- E ) shall be set up as part of the entire Housing Complex including future phases, if any, the location whereof may be changed by the Promoter who will also have the right to modify the location of the amenities and facilities at the Said Club . The Promoter will have the right to hand over the club to the mother Association at the end of the Project or the entire Complex. The facilities of the Club would be such as be decided by Promoter the tentative description whereof is as given in the brochure and the location of the Club may be varied by the Promoter if required at the time of implementation but the facilities committed will not be curtailed. The Allottees and/or their nominee/s shall automatically be entitled to become member of the (so called) Club. The (so called) Club will be run professionally and all members will be required to abide by the rules and regulations which will be framed by Promoter. The club will be operational before the completion of the housing complex but possession of Building Blocks will be given in phases .The membership and the right to use the club facilities shall always be subject to payment of charges and observance of regulations.
35. . The allottees of the Complex, are required to pay one time non-refundable Admission Fee / Charges and also monthly subscription charges for maintenance . Maintenance of Club / facilities which are common to the entire complex will be proportionately paid by the Allottees from the date the Club and other facilities becomes operational either in full or in part as the case may be . Allottees of every Block will be entitled to use the Club as and when they get possession (Maximum three months from Notice of Possession). Club Maintenance and other facilities Charges will be borne

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proportionately by all the Allottees who will get possession block by block till the entire Project is handed over to the Association . i.e monthly club charges will be calculated on the basis of the following formula:

Total Club and other facilities Expenses / Total Sq.Ft of all the Allottees who have got deemed possession

36. . To observe and strictly abide by the Rules, Regulations ,Restrictions and User Rules Fire safety Rules, Maintenance Rules framed from time to time by the Promoter and upon the formation of the Association by such Association for proper management of the Housing Complex. The covenants agreed herein to the Promoter shall mean and include towards Association also. A detailed list of such rules will be provided in the Agreement for Sale.
37. .The allottees are notified that the set format of the agreement for sale shall not be amendable under any circumstances.
38. . The Promoter will not entertain any request for any internal / external change in the layout. the allottee is however can do the changes of its own after getting the possession with prior permission from the concern authority.

#### 39. . RESERVED RIGHTS OF THE PROMOTER:

The Promoter shall grant unto the Allottees the right of easement over, along and through the pathways, passages roads and corridors lying within or passing through the Complex.

The Promoter will have the liberty to change the direction of infrastructure services which may be required to be utilized by allottees of the project.

The promoter will have free and uninterrupted access for laying of all gas, water and other pipes, electric, telephone and other wires, conduits and drains which now are or may hereafter during the term be in through under or over the Premises and/or Building/Block.

The Promoter its successors and assigns are hereby permitted , at its own expense to construct further and/or additional floors and/or to undertake development of any adjacent property and to utilize easements over, across and under the common elements for utilities, sanitary and storm sewers, security or other types of monitors , cable television lines, walk ways, road ways, and right of way over, across and under the common elements including without limitation any existing utilities, sanitary lines , sewer lines and cable television and to connect the same over, across and under the common elements provided that such utilization , easement, relocation and connections of lines shall not materially impair or interfere with the use of any Apartment.

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A copy of this letter duly signed by you on each page as a token of acceptance of this Provisional Booking Letter.

This allotment /Booking offer is provisional and subject to:-

a)Your strict compliance of the terms and conditions of the Sale Agreement to be executed. As per EOI you were required to visit the Project Web-Site and read the Agreement for Sale available therein. For your convenience, we had already mailed a soft copy of the Agreement on \_\_\_\_\_ and we have also sent a completely filled-up hard copy ready for execution to you. You are required to sign the Agreement and submit the same alongwith the Booking Amount of 10% to enable us to set a date for registration of the same.

b)Your executing and/or submitting necessary documents as may be required before delivery of the possession of the unit and the car parking space, if any.

Please note that this Provisional Booking letter shall not be treated as an agreement for sale or transfer.

Your Customer's Identification Number (CIN) is \_\_\_\_\_.

Please quote your CIN number and the Unit No booked in your favour, in all your future correspondence.

We will appreciate if you kindly send the acceptance of booking offer together with the signed Agreement alongwith the Booking Amount of 10%.

This offer letter of booking of the aforesaid Apartment 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 alongwith the signed Agreement.

Please note this Provisional Booking Letter will remain valid for 30 days within which time our standard format of the Agreement for Sale must be read and executed by you and sent alongwith Confirmation of their Booking Letter and 10% Booking amount. After confirmation of this booking within 15 days you need 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.

If Provisional Booking Letter is not confirmed by you and/or also the agreement for sale is not executed by you and both are not sent to us within 30 days, the entire Application Money paid will be forfeited and we will be free to deal for that Unit with others.

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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: