

**BOOKING LETTER**

**(THE AVENUE II)**

To,

Date:     /     /

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Re:** Offer of Provisional Booking of the Apartment No \_\_\_\_\_ on the \_\_\_\_\_ floor in tower \_\_\_\_\_  
at “**THE AVENUE II**”, 24/3, Alipore Road, Kolkata- 700027

Dear Sir/Madam,

We are pleased to inform you that with reference to your Application Form no. \_\_\_\_\_ dated \_\_\_\_\_, flat no. \_\_\_\_\_ on \_\_\_\_\_ Floor of Block no \_\_\_\_\_, having carpet area of \_\_\_\_\_ square feet, built up area of \_\_\_\_\_ square feet and super built up area of \_\_\_\_\_ square feet, together with a servant’s quarter admeasuring approximately \_\_\_\_\_ square feet, an open/covered terrace area admeasuring approximately \_\_\_\_\_ square feet and an open/closed balcony admeasuring approximately \_\_\_\_\_ square feet, and along with \_\_\_\_\_ garage/parking admeasuring approximately \_\_\_\_\_ square feet and a *pro rata* share in the common area of the project (hereinafter referred to as the “**Apartment**”) at “**THE AVENUE II**”, has been provisionally allotted in your favour.

The plan of the floor showing the allotted Apartment marked in red border as annexed with this booking letter. However, the garage/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 following manner:

Sl No.	Description	Price
1.	Block/Building/Tower No. [*] Type [*] Floor [*]	{Insert rate of apartment per square feet of carpet area}
2.	Exclusive Balcony appurtenant to the said Apartment Exclusive Open Terrace appurtenant to the said Apartment	{Insert 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.	<b>Other Charges:</b> (i) Height Escalation Charges (PLC) (ii) Club Facilities and Development Charges (iii) Transformer & Main Meter Charges (iv) Individual Meter Charges (at actual) (v) Generator Charges	{Insert amounts}
<b>Total Price (in INR)</b>		{Insert total price}
7.	<b>Deposits &amp; Charges (payable on or before possession):</b> (i) Maintenance in advance (1 years) (ii) Legal Charges (iii) Formation of Association and Builders’ Service Charges (iv) Electricity Deposit (v) Sinking Fund (vi) Municipal/Corporation Tax Deposit	{Insert amounts}
<b>Grand Total</b>		{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) up to the date of handing over possession of the Apartment.

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

<b>Milestone</b>	<b>Amount</b>
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 Casting	10% of Total Price
On Completion of sixth Floor Casting	10% of Total Price
On Completion of eleventh Floor Casting	10% of Total Price
On Completion of Roof	10% of Total Price
On Completion of Brick work of the Unit	10% of Total Price
On Installation of Lifts in the Building	10% of Total Price
On Possession of Apartment	15% of Total Price+50% of Legal Charges
<b>Total Price</b>	

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 formal '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 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 (Ile amounts mentioned hereinabove and a" other dues; and
- ◆ Execution of all documents (in standard formats prescribed by us)

Your Customer's 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 K.K. JAJODIA & SONS (HUF)**

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(ADITYA KUMAR JAJODIA)

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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: