

# SNIGDHANEER CONSTRUCTION

Tribeni Apartment, Garia Main Road, Kolkata - 700 084

Ph. : 2435-1057/6479, Fax : (033) 2435 6479

To

Mrs.Rekha Roy (Sardar)  
Mr.Pathikrit Sardar  
Vill & P.O.South Garia, Rashpara,  
P.S.Baruipur, South 24 Parganas  
Pin - 743613



Date :18.022019

Re : Offer of Provisional Booking of the Flat No.K on The 7<sup>th</sup> Floor Together with NIL Servant Qtr in Booking Block – B And Right to Park 1(One) Independent Car Parking Space On the At “ Sheraton Tower” E.M.By.Pass, Garia Kolkata – 700084 West Bengal, India.

Dear Sir/Madam

We are pleased to inform you that with the reference to your Expression of Interest dated 18.02.2019 we are pleased to offer you for provisional booking /allotment Flat No.K, on 7<sup>th</sup> Floor of Block -B having Super Built area more or less 1165 Sq.ft together with one independent parking aggregating to an aggregate Super built area Area admeasuring more or less 1165 Sq.ft together with Open Terrace area measuring 0 Sq.ft which are appurtenant to net usable area of flat, together with the pro-rata share in the common parts and facilities in the Block together with Right to Park 1 (One) INDEPENDENT Car Parking Space together with the right of entrance , exit and/or right of way in the Complex Common Parts (hereinafter referred to as the APARTMENT) at “Sheraton Tower” has been provisionally allotted in your favour on the basis of your Application No. (MR) 52/18-19 DATED 18.02.2019 and your depositing the advance money of Rs.4,66,000.00 ( Rupees Four Lacs Sxty Six Thousand only) The Plan of the Floor showing the allotted Unit marked in RED border is annexed hereto . The Car Park will be identified on the date of possession.

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The price of the said Apartment is 44,27,000.00 ( Rupees Forty Four Lacs Twenty Seven Thousand Only) s per the following details.



SL No.	Price Constituents	Amount (In Rs)
	Flat No.K, 7 <sup>th</sup> floor, Block - B with Right use Parking – 1 Independent Car Parking	44,27,000.00
1	Generator Charges	20,000.00
2	Maintenance Fund	10,000.00
3	Security /communication	10,000.00
4	Legal Charges	10,000.00
5	Transformer and Electricity Expenses	30,000.00
	Total (Summation of all Extra Charges)	80,000.00
	GST on Unit & Parking	
	GST on Extra Charges	
	GRAND TOTAL	

The price of the said Apartment payable as per the table provided below.

We will send Demand Notices for each installment and the Allotee will have to pay within 15 days from the date of such notice.

STAGE	PAYMENT
On Booking	Rs.4,66,000.00
At the time of Agreement	20%
Balance Amount will be paid as per working progress, addition Charges , Registration, GST etc payable by the purchaser as per Govt .Rule	

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- (1) At the time of registration in Market Value is more than agreement value additional stamp duty as per the valuation to be paid at the time of registration.
- (2) The above items will be paid by the Allottee within 15(fifteen) days of demand GST as applicable and any other Tax or Taxes as may be applicable from time to time shall also be payable by the Allottee.

The payments are to be mad by means of Pay order/Demand Draft /Account Payee Local Cheque drawn in favour of " SNIGDHANEER CONSTRUCTION" and drawn on any Bank in Kolkata and shall be deposited with or sent by registered post to any of the following offices  
Snigdhaneer Construction, Tribeni Apartment, Garia Main Road, Kolkata – 700084 A copy of this letter duly signed by you on each page as a token of acceptance of this Provisional Booking Letter

This Booking offer is provisional and subject to :-

- a) Your Strict compliance of the terms and conditions of the sale Agreement to be executed
- 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 booking letter shall not be treated as an agreement for sale or transfer.

We will appreciate if you kindly confirm the acceptance of booking offer.

*Received Rekha Roy  
18/2/19*

SNIGDHANEER CONSTRUCTION

*[Signature]*

Partner