

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

Re : Offer of Provisional Booking of the Unit No.3C on The 3rd Floor Together with NIL Servant Qtr in Booking Block – 5 And Right to Park 1(One) Car Independent Covered Basement 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 27/12/2018 we are pleased to offer you for provisional booking /allotment Flat No.3C, on 3rd Floor of Block -5 having Carpet Area/ Saleable area 1073 Sq.ft together with a Servants Quarter having a Carpet Area/ Saleable area of NIL Sq.ft aggregating to an aggregate Carpate Area/Chargeable Area admeasuring 1073 Sq.ft together with Open Terrace area measuring 0 Sq.ft and Open Balcony area admeasuring 49 Sq.ft which are appurtenant to net usable area of flat, working out to a Built – Up area of 1232.77 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 1601 Sq.ft together with Right to Park 1 (One) Cars INDEPENDENT COVERED BASEMENT on the and 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 "Sheraton Tower" has been provisionally allotted in your favour on the basis of your Application No. FAPPKMD/00092/18-19 DATED 27.12.2018 and your depositing the application money of Rs.2,00,000.00 (Rupees Two Lacs 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.

The price of the said Apartment is 1,00,78,762.00 (Rupees One Crore Seventy Eight Thousand Seven Hundred Sixty Two Only) s per the following details.

SL No.	Price Constituents	Amount (In Rs)
	Block-5 Unit 3C, along with Right use Parking – 1 Independent Covered Car Parking	93,05,500.00
1	CLUB	2,00,125.00
2	Generator Charges	80,050.00
3	Height Escalation Charges	80,050.00
4	INCIDENTAL CHARGES	10,000.00
5	Legal Charges	10,000.00
6	Transformer and Electricity Expenses	1,20,075.00
	Total (Summation of all Extra Charges except Maintenance Deposit)	5,00,300.00
	GST on Unit & Parking	0.00
	GST on Extra Charges	90,054.00
	GRAND TOTAL	98,95,854.00

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.

STAGE	PAYMENT
On Booking	Rs.2,00,000.00
On Allotment (Less On Booking)	20%
	80%

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	Formation of Association and Builders Service Charges	Rs.10,000.00
2	Stamp Duty and Registration Fee and incidental expenses/GST	At applicable rate on the Agreement value or Market Value (whichever is higher) as per the valuation at the time of registration.
B		DEPOSITS
3	Electricity Deposits	(i)A sum of Rs.1,72,908/- per Sq.ft of Built up area per month equivalent to three years on built – up area per month or at any other rate based on estimate of the Builder to be decided by the Builder at the time of giving possession for a period of three years shall be deposited by the Allottee.
4	Maintenance Deposit	(ii)Out of the amount so deposited , a sum being equivalent of 1.5 (one and half) year's 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 Deposited shall be handed over to the Association.

- (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) 0.8(Zero Decimal Eight)KVA power back-up will be provided for 3(three) Bed Room Flats and 1 (One) KVA Power back – up will be provided for 4 Bed Room Flats and 1.2 (One decimal two) KVA back – up will be provided for Duplex Flats.
- (3) 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.
- (4) Extra charges will also be applicable for 50% of the terrace area.

The payments are to be made 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
Snigdhaner 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.

Your Customer's Identification Number (CIN) is BOO0029/00429/18-19

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

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

Please note this Offer Letter will remain valid for 15 days within which time our standard format of the Agreement for sale must be read and accepted by you. Your acceptance will be deemed that you have agreed to all the contents of agreement sale. After confirmation of the booking within 15 days you need to register the agreement for sale failing which this offer will automatically stand cancelled and 10% the money paid on Application will stand forfeited.

At the time of registration if Market