

G.A

SNIGDHANEER CONSTRUCTION

Tribeni Apartment, Garia Main Road, Kolkata - 700 084

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

To
Mr/Mrs.....
.....
.....



Date :

Re : Offer of Provisional Booking of the Unit No..... on the Floor Together with
..... Servant Qtr in Booking Block - And Right to Park(.....) 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 we are pleased to offer you for provisional booking /allotment Flat No....., on Floor of Block - having Carpet Area/ Saleable area Sq.ft together with a Servants Quarter having a Carpet Area/ Saleable area of Sq.ft aggregating to an aggregate Carpate Area/Chargeable Area admeasuringSq.ft together with Open Terrace area measuring Sq.ft and Open Balcony area admeasuringSq.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 (.....) 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. DATED and your depositing the application money of Rs..... (Rupees 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 Rs. (Rupees Only) s per the following details.

ADDITIONAL PRICE

The additional price of the said Apartment is Rs./- (Rupees Only) as per the following details:-

<u>SLNo.</u>	<u>Price Constituents</u>	<u>Amount</u>
1.	Gym / Community Hall	Rs.
2.	Transformer Generator	Rs.
3.	Height escalation Charges?	NIL
4.	Incidental Charges	NIL
5.	Legal Charges	Rs.
6.	Individual Meter 3 Phase 5KVA Installation charge with Security Deposit calculate by WBSEDCL extra Meter installation charges GST & Cess paid by the purchasers as per Govt Rules.	Extra
GRAND TOTAL		Rs.,.....

(Rupees One Lac Twenty Thousand only)

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

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

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FACILITIES

A.

EXTRA CHARGES

1. Formation of Association and Builders with Two Years Maintenance Charge Rs.....
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 the registration.

B. DEPOSITS

1. Electricity Deposit Meter Deposits at actual
2. Maintenance Deposits Out of the amount so deposited , a sum Being equivalent of 1.5 (one and a 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 deposit shall be handed over to the association.

- 1) At the time of the registration if the Market value is more than the agreement value additional stamp duty as per the valuation to be paid at the time of registration,

Prasanna Chatterjee

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2) The above items will be paid by the Allottee within 15 (Fifteen) days of demand.

The Payments are to be made by means of Pay Order/ Demand Draft / Account Payee Cheque/ RTGS post to any of the following offices: Local Cheque drawn in favour of "SNIGDHANEER CONSTRUCTION " and drawn on any bank in Kolkata and shall be deposited with or sent by registered addresses

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	
On Allotment (Less On Booking)	

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.

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FACILITIES		
A	EXTRA CHARGES	
1	Formation of Association and Builders Service Charges	
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...../- 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.

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(2) 3 (Three) KVA Power back-up will be provided for 3 (Three bedrooms and 2 (Two)
KVA power back-up will be provided for 2 (Two) bedrooms.

- (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.
- (3) Extra charges will also be applicable for 25% of the terrace area.

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
Snigdhaneeer 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

SNIGDHANEER CONSTRUCTION

Partner