

**BOOKING LETTER**

Date:

To  
[NAME]  
[ADDRESS]  
[MOBILE NUMBER]

**Subject: Provisional Allotment of the Unit No. .... in Tower No. .... at the project namely "DTC stillwaters" at Mouza Hatishala, J.L. No. 09, P.S. Kolkata Leather Complex, District South 24 Parganas, within the local limits of Beonta II Gram Panchayat.**

**Reference: Your Booking ID No. .... dated .....**

Dear Sir/ Madam,

We welcome you to "DTC stillwaters".

We are pleased to **provisionally** allot you the **Unit No. .... in Tower No. ....**, as described below **subject to** receipt of timely payments of the **Consolidated Unit Cost and the other costs and the Deposits** as mentioned below and subject to compliance of the **terms and conditions** of Sale as mentioned in the Agreement for Sale, to be signed by you.

**1. Description of the Apartment/Unit:**

The **Unit No. ....** having carpet area of about ..... **Square Feet** *together with* a balcony having a carpet area of about ..... **Square Feet**, that is collectively having a usable area of about ..... **Square Feet**, [which is equivalent to about ..... **Square Feet** of Super Built up Area] being a ..... type Unit on the ..... **floor** of the **Tower No. ....**, being the "**Said Block**", *together with One* ..... parking Space admeasuring ..... **Square Feet** *together with* the pro-rata share of the Said Block Common Portions and the Project Common Portions.

**2. The Price of the said Unit based on Carpet Area is Rs. ..../- (Rupees ..... only) as per the following details:**

| Particulars                              | Rate per Square Feet (In INR) | Amount (In INR) |
|------------------------------------------|-------------------------------|-----------------|
| Apartment                                |                               |                 |
| Exclusive Balcony/Varandah               |                               |                 |
| Exclusive open Terrace                   |                               |                 |
| Proportionate cost of Common Areas       |                               |                 |
| Car Parking                              |                               |                 |
| <b>Consideration of the Unit</b>         |                               |                 |
| Amenities Charges                        |                               |                 |
| Infrastructure Development Charges (IDC) |                               |                 |
| Association Formation Charges            |                               |                 |
| Club Membership Fee                      |                               |                 |

|                                               |  |  |
|-----------------------------------------------|--|--|
| <b>Consideration of Other Allied Services</b> |  |  |
| GST on the Unit & the Car Parking 5%          |  |  |
| GST on Extra Charges 18%                      |  |  |
| <b>Total Price (Including GST)</b>            |  |  |

The breakup of the Price payable for the said Unit is as per the Table provided above. Demand Notices for each installment as per payment schedule shall be send through Email to the registered Email ID as provided by the Applicant, which shall be payable within 30 days from the date of such notices. Such payments as demanded should be made within the scheduled time which shall be indicative in the respective demand notices itself. In case of delay in making such payment, the Applicant shall be liable to pay interest at the rate prescribed in the Rules, which will be the State Bank of India Prime Lending Rate plus 2 (two) percent for the period of delay.

**3.1 Deposits:** Beside the total cost as mentioned in the above table, the following Deposits are payable extra, at the time on/or before possession :

- a) **Sinking Fund:** Rs. .... (Rupees ..... only) per Square Feet of the Super Built-up Area, after receipt of the Completion / Partial Completion Certificate.
- b) **Maintenance Charges Deposit:** Rs. .... (Rupees ..... only) per Square Feet of the Super Built-up Area, per month for 12 Months commencing on and from the date of the Intimation of the Letter of Possession, after receipt of the Completion / Partial Completion Certificate.

**Note:**

- a) Electric Meter Deposit and Municipal/Panchayat rates and taxes will be determined on actual.
- b) At the time of registration, if Market Value / Circle Rate is more than the agreement value, then additional Stamp Duty as per the valuation has to be paid at the time of registration. Incidental charges of Rs. ....-/-at the time of registration of Agreement for Sale and Rs. ....-/- at the time of Registration of Conveyance Deed or as per actuals is payable.
- c) Payments will be made only in favour of **“DTC PROJECTS PVT LTD.”** by Cheque/ Demand Draft, RTGS or NEFT. In case such payment fails due to insufficient balance and/or incorrect details, then the Applicant shall be liable to pay damages amounting to Rs. ....-/- for such default. Moreover, DTC Projects Pvt Ltd., shall be entitled to take appropriate legal action against the Applicant in addition to the aforementioned damages.
- d) Applicable GST will be charged in the Demand Notices, as per the prevailing rate at the time of issuance of the Demand Notice.

Please note we shall periodically send you E-demand letter (electronically) and such can be produced by the purchaser at the respective banks/financial institution for disbursement of further payment and a hardcopy of such demand letter can be obtained as well from our customer portal if required. Submission of such E-Demand Letter at the respective banks/financial institution shall be the sole responsibility of the purchaser/applicant and in no case the developer shall be held liable for this. Kindly consider the said E-Demand letter as authenticated system generated copy of the E-demand letter which don't require any physical signature on the developer's side.

Please also note, that, The Agreement for Sale should be signed and registered within 30 days of the issuance of the Provisional Booking Letter and the Booking amount being 10% of the Unit Cost should be paid on or before the registration of the Agreement for Sale. Also note that, any amount paid at the time of first site visit, or on expression of interest or before receiving the final Booking letter, shall be deemed considered to be a part of the Booking Amount, which is 10% of the Unit Cost. Failing which this Provisional Booking will automatically stand cancelled and a sum equivalent to 10% of the total value of the Unit shall be forfeited by DTC Projects Pvt Ltd., as Cancellation Charges along with applicable taxes. Further, upon failure to execute and register the Agreement for Sale in respect of the unit within the period as prescribed above, the Developer shall reserve the sole right to deal with the unit in any manner as it may deem fit and proper.

Thanking you,

Yours faithfully,

**For DTC Projects Pvt. Ltd.**

**Authorised Signatory**