

BOOKING LETTER**(INNARA VISTA)**

To

Date : / /

_____,

_____.

Re: Offer of Provisional Booking of the Unit
 No. ____ on the ____ **Floor** in Building
 Block No. _____ and Right to Park ____
() Open/Covered Car(s)/ Multi level
independent at 'INNARA VISTA' .

Dear Sir/ Madam,

We are pleased to inform you that with reference to your Expression of Interest (EOI) Form dated _____ we are pleased to offer you for provisional booking/allotment Apartment/Unit No. _____, on ____ Floor of Block No. ____ having Carpet Area / Saleable area ____ Sq.Ft. having a Carpet Area/ Saleable area of _____ Sq.Ft aggregating to an aggregate Carpet Area/Chargeable Area _____ admeasuring ____ Sq. Ft. together with **Open/covered** Terrace area measuring _____ Sq. Ft and **Open/Covered Balcony** area admeasuring ____ Sq. 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 _____
() Car(s) in the Open/Covered/Multilevel Independent CP 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 "**INNARA VISTA**" , has been provisionally allotted in your favour on the basis of your EOI No. _____ dated _ and on your depositing the application money of Rs. _____/-. The Plan of the Floor showing the allotted Unit marked in RED border is annexed hereto. The Car Park open/covered **Dependent/Independent** will be identified on the date of possession

The price of the said Apartment is Rs. _____/- (Rupees _____) only

as per the following details:

A. Table-1

PARTICULARS	AMOUNT	TOTAL AMOUNT
A) TOTAL PRICE:		
Consideration of Flat (Composite incl: Car Parking & Height Escalation)		
ADD: GST @ _____%		
TOTAL PRICE		
B)EXTRA CHARGES (Non- Refundable) @Rs._____ per Sq.ft		
Generator Backup;.....		
Club Charges @ ____ per sq ft on sbu		
Asscn Formation @ rs _____ per unit		
Incidental Charges _____ per unit		
Transformer rs _____ per sqft on sbu		
Legal Charges rs _____ per sq ft		
ADD: GST @ 18%		
TOTAL EXTRA CHARGES		
C) DEPOSITS		
Electricity – Meter Deposit ... Meter deposit at actual.....		

Maintenance Deposit... A sum calculated @ Rs. __ per sq. Ft. On SBUA		
Sinking Fund..._____ of maintenance charges of Rs._____ per sqft/month		
Maintenance Deposit.....		
TOTAL DEPOSIT		
TOTAL AMOUNT PAYABLE (A+B+C)		
PARKING CODE	TYPE OF PARKING	
MLCP	Covered connected podium	
OCP(I)	Open On Ground	
OCP(I-RT)	Open on connected podium	
GCP(D)-MS	Tower stilt dependent(mechanical)	
OCP(D)-MS	Open Mechanical on Ground	

The benefits arising out of implementation of GST Act and Rules in the form of Input Tax Credit or otherwise is already considered while determining the Final Purchase Consideration and the Allottee shall not claim, demand or dispute in regard thereto.

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

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

B. Table -2

PAYMENT SCHEDULE	
On Booking	1,00,000 lakh +GST
On Booking (Less EOI Amount)	10% of Total price* + GST (-) EOI amount
On Agreement	10% of Total price* + 50% of legal charge + 50% of incidental charge + GST
On start of Piling	10% of Total price* + GST
On start of Foundation	10% of Total price* + GST
On start of 3 rd Floor Casting	5% of Total price* + GST
On start of 6 th Floor Casting	5% of Total price* + GST
On start of 8 th Floor Casting	5% of Total price* + GST
On start of 10 th Floor Casting	10% of Total price* + GST
On start of 12 th Floor Casting	10% of Total price* + GST
On start of roof Casting of Tower	5% of Total price* + GST
On Start of flooring of the unit	10% of Total price* + GST
On start of finishing of the unit	5% of Total price* + GST
On possession	5% of Total price* (+) Formation of Association charge (+) Maintenance Deposits (+)50% of Legal charge (+) 50% of Incidental charge + GST
Total Price=Unit Price + Floor Escalation+ Car Parking+ Club Membership+ Electricity/Transformer & Generator Charges: Stamp Duty & Registration Charges is not included in this cost structure will be payable separately	

Timely payment is the essence of the Allotment.

NOTE - GST as applicable is payable with payments.

If Provisional Booking Letter issued by Promoter is accepted by Applicant and Booking amount of 10% paid by cheque after 30 days, interest @SBI PLR + 2% will be applicable on booking amount and also on the payment due as per payment schedule (for the construction milestones already reached) for the delay beyond 30 days. No interest waiver will be given.

Additionally, the following Extra Charges and Deposits as stated will also become payable within 15 days of the demand notice being made:

C- Table-3

FACILITIES		
A	EXTRA CHARGES	
1.	Formation of Association and Builders Service Charges	
2.	Stamp Duty and Registration Fee and incidental expenses/GST	
B	DEPOSITS	
3.	Electricity Deposit	
4.	Maintenance Deposit	

At the time of registration if Market Value is more than agreement value additional Stamp Duty as per the valuation to be paid at the time of registration.

If Provisional Booking Letter is not confirmed by you and/or also the agreement for sale is not executed

by you and both are not sent to us within 30 days , the entire Application Money paid will be forfeited and we will be free to deal for that Unit with others.

Thanking you,

Yours faithfully,

FOR **(PROMOTER)**

Authorized Signatory

I/We Confirm and accept the allotment/Booking as stated above:

(Signature of Sole/First Allottee)

Place:

Date