

BOOKING LETTER

.....2026

To.
MR.....
MRS.....
Address.....
MOBILE

Subject: Provisional Allotment of Apartment No. ___ in Block No. ___ at,
.....

Reference: Your Booking ID No. _____ dated _____

Madam/Dear Sir,

We welcome you to be a part of “**DTC Downtown**”.

We are pleased to **provisionally** allot you **Apartment No. ___ in Block No. ___**, as described below **subject to** receipt of timely payments of the **consolidated Apartment cost/Total Price** and **other costs and Deposits** as mentioned below and subject to compliance of all **terms and conditions** of sale as mentioned in the Agreement for Sale, to be signed by you.

1. Description of the Apartment and other rights appurtenant thereto:

The **Apartment No. _____** having carpet area of about **___ Square Feet** together with a balcony having a carpet area of about **___ Square Feet**, wardrobe 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 **Block No. ___**, together with One Car Parking Space together with the pro-rata share of the said Block common portions and facilities, the land underneath the said Block, and other facilities relating to the Apartment and all as mentioned in the said Agreement for Sale.

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

Particulars	Rate per Square Feet (In INR)	Amount (In INR)
Apartment Cost		
Exclusive Balcony/Varandah		
Wardrobe Area		
Exclusive open Terrace		
Proportionate cost of Common Areas		
Car Parking		
Consideration of the Unit		
Infrastructure Development Charges (IDC)		
External Development Charges (EDC)		
Consideration of other allied services		
Club Membership Charges		

The breakup of the Total Price payable for the said Apartment 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. 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, on/or before handing over of possession of the Apartment:

- a) **Sinking Fund:** Rs. (Rupees only) per Square Feet of the Area, after receipt of the Completion / Partial Completion Certificate.
- b) **Maintenance Charges Deposit:** Rs. (Rupees only) per Square Feet of the 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.

3.2 Beside the total cost as mentioned in the above table, the following payments are to be made in favour of M/s Welkin Dealers Pvt Ltd., on behalf of the Club Owners, :

- a) Bi-Annual Club Subscription: For Club Running and Maintenance, Rs./- (Rupees only) plus GST for every 6 Months will be collected which will commence on and from the Club Operational Date, (To be intimated by Letter).

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 and registration fees as per the market valuation for registration of the Agreement for Sale and Deed of Conveyance has to be paid on or before the date of registration as may be instructed by us. Incidental charges of Rs./- at the time of registration of Agreement for Sale and/- at the time of Registration of Conveyance Deed or as per actuals is payable on or before the date of their registration and/or or as may be instructed by us.
- 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. 1000/- 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.
- e) This Provisional Allotment is subject to execution and registration of the Agreement for Sale and does not by itself create any right, title or interest in favour of the Applicant.

Kindly 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 hard copy 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 institutions shall be the sole responsibility of the purchaser and in no case the developer shall be held liable for this. Kindly consider the said E-Demand letter as

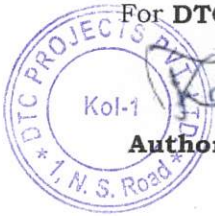
authenticated system generated copy of the E-demand letter which doesn't require any physical signature on the developer's side.

Kindly 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 Apartment Cost should be paid on or before the registration of the Agreement for Sale, failing which this Provisional Booking/Allotment will automatically stand cancelled and a sum equivalent to 10% of the total value of the Apartment 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 Apartment within the period as prescribed above, the Developer shall reserve the sole right to deal with the Apartment and the said Car Parking Space in any manner as it may deem fit and proper.

Thanking you,

Yours faithfully,

For **DTC Projects Pvt. Ltd.**



Ravi Kheilan
Authorised Signatory