

Date:

To
Mr.
Address:

Re: Booking of the residential Flat No. '....' on the....Floor in Block No. ..(....)
in the project "ROSETTA" to be constructed at Kadampukur, Ps:Techno City(Newtown), North 24
Parganas,Kolkata-700 135.

Dear Sir/Madam,

As requested and in terms of the discussions and negotiations held by you with our representative, the following Flat/Unit has been booked and earmarked for you on the following consented and agreed principal terms and conditions:

1. Commercial Terms and Details of the said Flat Unit:

Flat No.	:	'....'
Floor No.	:	...Floor
Block No.	:	...(....)
Carpet Area of Flat	:	...Sq. Ft. (approx)
Built-up Area of Flat	:	... Sq. Ft. (approx)
Super Built-up Area of Flat	:	... Sq. Ft. (approx)
Type of Car Parking Space	:(No...)
Agreed Consideration for the Unit on the basis of Carpet Area(Flat, Parking & EDC)	:	Rs./-
Total Payable Amount (Including GST):	:	Rs./-

2. The above mentioned total payable amount shall be payable by you to us in the following manner:

	Payment Schedule	Percentage of total payment to be made
1	On Application (at the time of booking)	Rs. 2,00,000/-
2	On Allotment Letter within 15 days from booking (including booking amount)	9.95%
3	On Agreement	10.05%
4	On Completion of Piling	10%
5	On Completion of Foundation	10%
6	On 1 st floor roof casting	10%
7	On 4 th floor roof casting	10%
8	On 7 th floor roof casting	10%
9	On 10 th floor roof casting	10%
10	On Completion of Brick Work	10%
11	On Completion of Flooring	05%+50% EDC
12	At the time of delivery of possession of the Unit (subject to final measurement)	05%+50% EDC
	Total:	100%

For EARTHWORK NIRMAN PVT. LTD.

Asin Roy Choudhury
Authorised Signatory

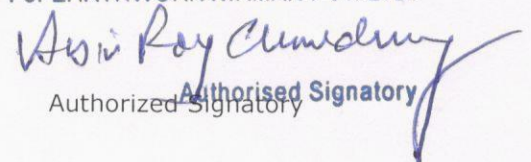
3. All stamp duties, registration fees, advocate fees and other expenses in connection with the Deed of Conveyance and for other documents shall be payable by you. Charges for any additional work done/provided by us shall be payable by you separately.
4. Deposits and Charges for the following shall also be payable by you:
 - (i) HT/LT Electricity Development Charges @ Rs. 100/- per square feet of Super Built-up Area.
 - (ii) Generator Charges @ Rs. 50/- per square feet of Super Built-up Area.
 - (iii) Deposit/Advance for Common Area Maintenance Charges @ Rs. 2/- per sq. ft. of Super Built-up Area. (for 12 months).
 - (iv) Sinking Fund 30/- per sq. ft. of Super Built-up Area.
 - (v) Deposit for Municipal Tax / Property Tax as per actual payable to concerned authority.
 - (vi) Deposit for electric supply/ individual meter payable to W.B.S.E.D.C.L as per actual.
 - (vii) Nomination Charges @ Rs- 100 per square feet of Super Built-up Area.
 - (viii) Cancellation Charge- As per Government Norms(RERA).
5. GST/Tax: As applicable from time to time along with consideration amount.

In token of your acceptance of the above, please return to us the duplicate copy of this letter duly signed by you.

Thanking You,

Yours sincerely,

For Earthwork Nirman Pvt. Ltd.


Authorized Signatory

I/We Accept