

# VEDIC REALTY PRIVATE LIMITED

PHONES : 2280-2071  
2280-7552  
2280-7553  
66228800  
2891 No. VRPL/2014/10524  
FAX : 2287-1311

CIN:U45201WB1996PTC079333  
REGISTERED OFFICE :  
1/1B, UPPER WOOD STREET  
KOLKATA - 700 017

Date:-29/10/2014

To,  
Mr. Sanjeev Kunal  
Mrs. Aparajita  
H. No. – 480, Stat / Mohalla,  
New Police Line, Shivpuri,  
P.o – Ranchi Uni, P.s – Gonda,  
Ranchi – 834 008.

Dear Sir / Madam ,

Re: Booking of one residential Unit No. "B 1", on 1<sup>ST</sup> Floor, in Block No. "IG - 04", in Ivy Greens , situated in the Vedic Village, at Shikharpur, P.o.- Bagu, P.S. Rajarhat, Kolkata – 700 135.

We are in receipt of your Application dated 04/10/2014, for Booking of aforesaid Unit along with Chq. No.021624(Part), Dated: 30/09/2014, Drawn on State Bank of India, for Rs.1,45,504/- (Rupees One Lac Forty Five Thousand Five Hundred and Four Only), another Chq. No.021623(Part), Dated: 28/09/2014, Drawn on State Bank of India, for Rs.97,003/- (Rupees Ninety Seven Thousand and Three Only), only as application money.

A) We are pleased to confirm that the following Unit have been booked and earmarked for you in the Ivy Greens , at Vedic Village :

Residential Unit No.	"B 1"
Floor	1 <sup>ST</sup> Floor
Block No.	"IG - 04"
Super Built Up Area of residential unit	990 sq. ft.
Rate per sq. ft. of residential unit	Rs.2850/-
Consideration and cost	Rs.28,21,500/- (Plus Service Tax)
Cost of one Covered Car Parking Space	Rs.2,50,000/- (Plus Service Tax)

B) Other Cost, Charges Deposit etc.:

1	Amount for Infrastructure & Development Charges and Electric connection and Generator charges on 990 sq. ft. (Super built-up area) @ Rs.150/- per sq. ft.	Rs.1,48,500/- (Plus Service Tax)
2	Club Membership Fee	Rs.1,50,000/- (Plus Service Tax)
3	Maintenance deposit on 990 sq. ft. @ Rs.30/- per sq. ft.	Rs.29,700/-

The agreed amount towards payment of consideration payable by you for the aforesaid residential unit proposed to be booked as above as also other costs, charges and expenses is payable in following manner :

Particulars	Amount Payable against unit in our <b>Yes Bank Limited, Dalhousie Branch</b> Escrow A/c no. <b>019080200000162</b>	Amount payable against IDC in our <b>State Bank of Mysore, Shakespeare Sarani Branch,</b> Current A/c no. <b>64012020596</b>
a) On Allotment	2,42,507/- (Plus Service Tax)	Nil
b) On or before 13 <sup>TH</sup> November, 2014.	3,71,793/- (Plus Service Tax)	29,700/- (Plus Service Tax)
c) On Agreement	3,07,150/- (Plus Service Tax)	29,700/- (Plus Service Tax)
d) On Completion of Piling	3,07,150/- (Plus Service Tax)	29,700/- (Plus Service Tax)
e) On Completion of Foundation	3,07,150/- (Plus Service Tax)	29,700/- (Plus Service Tax)
f) On Completion of Ground Floor Casting	3,07,150/- (Plus Service Tax)	29,700/- (Plus Service Tax)
g) On Completion of 1 <sup>ST</sup> Floor Casting	3,07,150/- (Plus Service Tax)	29,700/- (Plus Service Tax)
h) On Completion of 2 <sup>ND</sup> Floor Casting	1,53,575/- (Plus Service Tax)	Nil
i) On Completion of 3 <sup>RD</sup> Floor Casting	1,53,575/- (Plus Service Tax)	Nil
j) On Completion of 4 <sup>TH</sup> Floor Casting	1,53,575/- (Plus Service Tax)	Nil
k) On Completion of Brick Work	1,53,575/- (Plus Service Tax)	Nil
l) On Completion of Flooring	1,53,575/- (Plus Service Tax)	Nil
m) On Possession	1,53,575/- (Plus Service Tax)	Nil
<b>Total :-</b>	<b>30,71,500/- (Plus Service Tax)</b>	<b>1,48,500/- (Plus Service Tax)</b>

Formerly Sanjeevani Projects Pvt. Ltd.  
Vedic Realty Limited

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You are hence, requested to make the payment of 12.10% plus service tax towards Unit and 20% plus service tax towards Infrastructure Development including Electricity and Generator installation charges on or before 13<sup>TH</sup> November, 2014.

In case you fail to make the payment as aforesaid the allotment of the aforesaid Unit shall automatically Stand cancelled and you shall not have any right of whatever nature over the said unit.

In token of your acceptance to the booking of the aforesaid Unit on the standard terms and conditions Mentioned hereinabove, you are requested to return the duplicate copy of this letter duly signed and witnessed by you. The Agreement for Sale incorporating the detailed terms and conditions shall be executed in due course.

Thanking You ,

Yours faithfully,  
For , Vedic Realty Pvt. Ltd.



Authorized Signatory

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I / We Accept

Formerly Sanjeevani Projects Pvt. Ltd.  
Vedic Realty Limited