

VEDIC REALTY PRIVATE LIMITED

PHONES : 2280-2071
2280-7552
2280-7553
66228800
FAX : 2287-1311

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

Ref.No.VRPL/2016/12725

Date:- 15.01.2016

To,
Mr. Raj Chakraborty
Ericsson Building , DLF II , Action Area – II ,
Rajarhat , Kolkata – 700156 ,
Ph - 9830490022

Dear Sir / Madam ,

Re: Booking of one residential Unit No. "A 2", on 2nd Floor, in Block No. "IG- 06" , in Ivy Greens , situated in the Vedic Village, at Shikharpur, P.O.-Bagu, P.S. Rajarhat, Kolkata-700135.

We are in receipt of your Application dated 31.12.2015 , for Booking of aforesaid Unit along with Cheque No. 000005(Part), Dated: 31.12.2015, Drawn on HDFC Bank, for Rs. 2,50,905/-(Rupees Two Lacs Fifty Thousand) , 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.	"A 2"
Floor	2 nd Floor
Block No.	"IG- 06"
Super Built Up Area of residential unit	1040 sq. ft.
Rate per sq. ft. of residential unit	Rs.2850/-
Consideration and cost	Rs.29,64,000/- (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 1040 sq. ft. (Super built-up area) @ Rs.150 per sq. ft.	Rs.1,56,000/- (Plus Service Tax)
2	Club Membership Fee	Rs.150,000/- (Plus Service Tax)
3	Maintenance deposit on 1040 sq. ft @ Rs. 30/- per sq. ft	Rs.31,200/-

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 <u>Yes Bank Limited, Dalhousie Branch</u> Escrow A/c no. <u>019080200000162</u>	Amount payable against IDC in our <u>State Bank of Mysore, Shakespeare Sarani Branch,</u> Current A/s no. <u>64012020596.</u>
a) On Allotment	2,50,905/- (Plus Service Tax)	Nil
b) On or before 30 th January 2016	3,91,895/- (Plus Service Tax)	31,200/- (Plus Service Tax)
c) On Agreement	3,21,400/- (Plus Service Tax)	31,200/- (Plus Service Tax)
d) On Completion of Piling	3,21,400/- (Plus Service Tax)	31,200/- (Plus Service Tax)
e) On Completion of Foundation	3,21,400/- (Plus Service Tax)	31,200/- (Plus Service Tax)
f) On Completion of Ground Floor Casting	3,21,400/- (Plus Service Tax)	31,200/- (Plus Service Tax)
g) On Completion of 1 st Floor Casting	3,21,400/- (Plus Service Tax)	Nil
h) On Completion of 2 nd Floor Casting	1,60,700/- (Plus Service Tax)	Nil
i) On Completion of 3 rd Floor Casting	1,60,700/- (Plus Service Tax)	Nil
j) On Completion of 4 th Floor Casting	1,60,700/- (Plus Service Tax)	Nil
k) On Completion of Brick Work	1,60,700/- (Plus Service Tax)	Nil
l) On Completion of Flooring	1,60,700/- (Plus Service Tax)	Nil
m) On Possession	1,60,700/- (Plus Service Tax)	Nil
Total :	Rs. 32,14,000/- (Plus Service Tax)	Rs. 1,56,000/- (Plus Service Tax)

VEDIC REALTY PRIVATE LIMITED

PHONES : 2280-2671
2280-7552
2280-7553
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FAX : 2287-1311

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KOLKATA - 700 017

You are hence, requested to make the payment of **12.22%** plus service tax towards Unit and **20%** plus service tax towards Infrastructure Development including Electricity and Generator installation charges on or before 30th January 2016 .

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,



I / We Accept

Yours faithfully,
For Vedic Realty Pvt. Ltd.



(Authorized Signatory)

VEDIC REALTY PRIVATE LIMITED

PHONES : 2290-2011
2290-7552
2290-7553
66228800
FAX : 2287-1311

CIN U45201WB1996PTC079333
REGISTERED OFFICE
11B, UPPER WOOD STREET
KOLKATA - 700 017

Ref. No. VRPL/2016/12726

Date: 15/01/2016

To,
Mr. Raj Chakraborty
Ericsson Building, DLF II, Action Area - II,
Rajarhat, Kolkata - 700156,
Ph - 9830490022

Ref: Booking of One Residential Unit No. "A 2", on 2nd Floor, in Block No. "IG- 06", in Ivy Greens, situated in the Vedic Village, at Shikharpur, P.O.- Bagu, P.S. Rajarhat, Kolkata-700135

Dear Sir,

With reference to our Allotment Letter dated 15/01/2016 confirming the booking of the above unit in your favour, we are pleased to inform you that as per the terms of the payment a sum of Rs.25,71,200/- being the 80%(On Completion of 3rd Floor Casting) of the total price of the above space and Rs. 1,56,000/- being 100% of the total cost of IDC becomes payable by you out of which we have so far received a sum of Rs. 2,50,905/- towards the unit account and Rs. Nil towards the IDC leaving an outstanding balance of Rs. 23,20,295/- on account of unit and Rs. 1,56,000/- on account of IDC.

You, are therefore, requested to make payment of the aforesaid total sum of Rs. 24,76,295/- within 15 days of issuing this letter.

Your immediate response will be highly appreciated.

Note:- 1) You are requested to make an additional payment for Service Tax which will be applicable @ 3.625% amounting Rs. 84,111/- on unit account and @14.5% on account of IDC amounting Rs. 22,620/- on the aforesaid outstanding amounts.

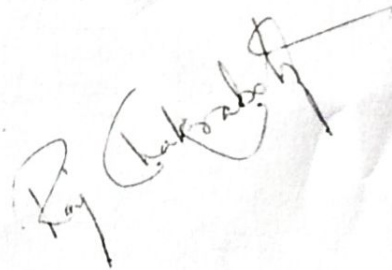
2) Our Bank A/c details: For unit A/c No.019080200000162, Bank Name- Yes Bank Limited, Branch- Dalhousie.

3) Our Bank A/c details: For IDC; A/c No.64012020596, Bank Name- State Bank of Mysore, Branch- Shakespeare Sarani

Thanking you,

Yours faithfully,
For Vedic Realty Pvt. Ltd.

Authorised Signatory



cheque

VEDIC REALTY PVT. LTD.
1/1B, UPPER WOOD STREET
KOLKATA - 700017,
Ph: 66228800,66228809

CUSTOMER COPY

RECEIPT

Received with thanks from

First Allottee : **Mr. RAJ CHAKRABORTY**
ERICSSON BUILDING, DLF II
ACTION AREA-II, RAJARHAT
KOLKATA-700156

Receipt No. : **MR-IVY/03018/15-16**
Date : **08/02/2016**
Application No.: **B-IVYG/00554/15-16**
Customer ID:

Co Allottee(s) :
Payment in respect of Unit No.: 06-A2 ,2nd at BLOCK - 06, in IVY GREEN, SHIKHARPUR, P.O. - BAGU, P.S. RAJARHAT, KOLKATA - 700135

vide Cheque No. 994666 dated : 29/01/2016 Drawn on : CITI BANK KOLKATA

Description	Amount (Rs.)
BEING RECEIVED AGAINST UNIT A/C RS.3,32,931/- & FOR S.T A/C RS.12,069/-	345,000.00
	345,000.00

Rupees Three Lacs Forty Five Thousand Only

- * Receipt is valid subject to realisation of cheque.
- * Acceptance of this payment won't guarantee transfer of ownership of unit till final payment is received

System User
(Prepared by)

This is system generated statement, No signature required

for VEDIC REALTY PVT. LTD.



Authorised Signatory

Cheque

VEDIC REALTY PVT. LTD.
1/1B, UPPER WOOD STREET
KOLKATA - 700017,
Ph: 66228800,66228809

CUSTOMER COPY

RECEIPT

Received with thanks from

First Allottee : **Mr. RAJ CHAKRABORTY**
ERICSSON BUILDING, DLF II
ACTION AREA-II, RAJARHAT
KOLKATA-700156

Receipt No. : **MR-IVY/03019/15-16**
Date : **31/03/2016**
Application No.: **B-IVYG/00554/15-16**
Customer ID:

Co Allottee(s) :

Payment in respect of Unit No.: **06-A2 ,2nd at BLOCK - 06, in IVY GREEN, SHIKHARPUR, P.O. - BAGU, P.S. RAJARHAT, KOLKATA - 700135**

vide Cheque No. **000009** dated : **29/01/2016** Drawn on : **HDFC BANK HALDIA - 721 602.**

Description	Amount (Rs.)
BEING RECEIVED AGAINST UNIT A/C RS.1,30,277/- & FOR S.T A/C RS.4,723/-	135,000.00
	135,000.00

Rupees One Lac Thirty Five Thousand Only

for VEDIC REALTY PVT. LTD.

- * Receipt is valid subject to realisation of cheque.
- * Acceptance of this payment won't guarantee transfer of ownership of unit till final payment is received



Authorised Signatory

System User
(Prepared by)

This is system generated statement, No signature required