

September 30, 2013

To

Dear Sir/Madam,

Re: Booking of Residential Raw Flat on the ___ Floor, Type- ___ having mutually agreed square feet built up area approximately, in the Building named “ORBIT VICTORIA” being constructed at premises no. 30, Shakespeare Sarani, Kolkata-700 017

In terms of the negotiations held with you, the following Unit has been booked and earmarked for you at “ORBIT VICTORIA” on the following agreed commercial terms:

Raw Flat at Floor:	
Agreed Built-up Area :	
Agreed Consideration for the Raw Flat:	
Agreed Consideration for right to park two cars on 1 st or 2 nd Floor in covered car parking space	
Total Consideration of Flat Unit as Raw	

The above mentioned Total Consideration has been agreed to be paid by you to us at 90% downpayment scheme in the following manner:

	Event of making Payment	% out of the Total Consideration	Flat A/c (Rs)	Service Tax A/c.	Total (Rs.)
a)	On or before signing of this letter	30.45%			
b)	On or before 3 rd October, 2013	15.22%			
c)	On or before 30 th October, 2013	30.45%			
d)	On or before 30 th November, 2013	13.86%			
e)	On or before possession	9.99%			
	Total	100%			

Besides the aforesaid Total Consideration, you shall also pay to us the following:

A. Additional Payments

Charges towards:

1. (a) formation of the Maintenance Agency (b) obtaining and providing electricity supply and meter, including, those on account of and/or for transformer and electrical sub-station and its installation, if any, HT/LT line supply, supply cables, switch gears, etc and (c) charges for providing Power back up generator.

These amounts shall be payable at a rate (to be decided by us at the appropriate time) per square feet of built up area of the Unit and shall be payable on casting of 15th floor slab.

2. Additional consideration in case there be any increase in area of the said Flat upon construction being made, payable within 15 days of demand.
3. Sales tax, service tax, works contract tax, betterment tax and/or development charges and any other tax, duty levy or charge that may be imposed or charges, if any, in connection with construction or transfer of the Flat Unit, payable within 15 days of demand.
4. Stamp duty, registration fee and all other taxes, levy, miscellaneous and other allied expenses relating to the Memorandum, the Deed of Conveyance and all other papers and documents that may be required to be executed and/or registered, payable within 15 days of demand.
5. Charges for any additional work done or amenity or facility provided including VRV system of air conditioning or any variation made in the Flat, payable within 15 days of demand.

B. Deposits:

1. Corpus Fund payable on casting of 15th floor slab.
2. Deposit for Maintenance Charges for 12 months at the rate of Rs. 36/- (subject to escalation) of super built up area of the Flat payable on casting of 15th floor slab.
3. Deposit for Municipal Taxes equivalent to 4 quarters at the rate of Rs. 36/- of super built up area of the Flat payable on casting of 15th floor slab.
4. Deposit for electric supply/individual meter for the Flat as per actuals payable to the CESC payable within 15 days of demand.
5. Any other deposit applicable in respect of the Flat payable within 15 days of demand.

It is specifically agreed that the common areas, amenities and the building will be constructed, erected and completed by the developer as per the specification as the developer may think fit but the flat shall be handed over as bare shell excepting that Italian marble flooring will be done in living/dinning & bedrooms but toilets, kitchen and its interior shall be done by the allottee at his/its own cost and VRF system of air-conditioning will be done by developer at allottee's cost.

The developer (immediately on obtaining of completion certificate from the competent authority) shall be handing over the said flat to the allottee upon payment of balance consideration money and all other dues and the allottee shall thereafter complete the said flat within six months particularly the following:

1. Completion of the toilets;
2. Electrical layout & wiring;
3. Interior including internal door;

The Memorandum for sale is being prepared with our standard terms and conditions and the same shall be executed by you on being called upon to do so. We assure you that the title of the property is marketable without any encumbrances.

This provisional booking is subject to your making timely payments in full.

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

Thanking You,

Yours Faithfully,
For Corporate Service Apartments Hotels Pvt. Ltd.

V. N. Rathi
(Director)

I Accept

September 30, 2013

To
Mrs. Rinku Arora,
Belair,
9A, Alipore Park Place,
Kolkata-700 027

Dear Sir/Madam,

Re: Booking of Residential Raw Flat on the 6th Floor, Type-A having mutually agreed 3451 square feet built up area approximately, in the Building named " ORBIT VICTORIA" being constructed at premises no. 30, Shakespeare Sarani, Kolkata-700 017

This has reference to the discussion we had regarding the above flat in the said building now in course of construction at Premises No. 30, Shakespeare Sarani, Kolkata-700 017 to be named as 'Orbit Victoria'.

You have evinced an interest for acquiring on ownership basis a flat in Orbit Victoria and we have agreed to allot the same to you on the following terms and conditions:-

Raw Flat at Floor:	6A, on 6 th Floor
Agreed Built-up Area :	3451 Sq. Ft
Agreed Consideration for the Raw Flat:	Rs. 6,41,71,345/-
Agreed Consideration for right to park two cars on 1 st or 2 nd Floor in covered car parking space	Rs. 15,00,000/-
Total Consideration of Flat Unit as Raw	Rs. 6,56,71,345/-

It has been agreed and decided that the total consideration to be paid by you to us at 90% down payment scheme in the following manner:-

	Event of making Payment	% out of the Total Consideration	Flat A/c (Rs)	Service Tax A/c.	Total (Rs.)
a)	On or before October, 2013	30.46%	2,00,00,000/-	7,41,600/-	2,07,41,600/-
b)	On or before 7 th December, 2013	59.54%	3,91,04,210/-	14,49,984/-	4,05,54,194/-
c)	On or before possession	10%	65,67,135/-	2,43,519/-	68,10,644/-
	Total	100%	6,56,71,345/-	24,35,094/-	6,81,06,439/-

Besides the aforesaid total consideration, you shall have to pay a few additional payments and deposits as determined by us.

At or before signing of this allotment letter, you have:

- i) fully satisfied yourself as to our title in respect of the premises.
- ii) inspected the plan signed by Kolkata Municipal Corporation at your satisfaction.
- iii) opted to acquire the said flat voluntarily and without any domination of our part.

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It has been expressly and we would like to make it clear that we have agreed to sell and transfer the aforesaid flat in your favour as a bare flat, excepting that we will provide Italian marble floor for the living, dining and bedrooms and you will at your own cost carry out completion of the toilet, kitchen and interiors. We will, however, provide VRF system airconditioning at our cost charges and expenses.

This provisional booking is subject to your making timely payment in full.

The Memorandum for sale is being prepared with our standard terms and conditions and the same shall be executed by you on being called upon to do so.

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

Thanking You,

Yours Faithfully,
For Corporate Service Apartments Hotels Pvt. Ltd.

V. N. Rathi
(Director)

I Accept

16th February 2015.

Dear Mr. & Mrs. Arora,

There is something special about Kolkata that has fascinated us, allured us, inspired us and we all share a special bond with the city. Anytime is the right time to celebrate this relation with the place where we live, the place we love... our City of Joy.

Sending herewith a date calendar, which we hope finds a place on your working desktop.

Let us all do something that in a way expresses " I Love Kol"

With Warm Regards

Ashok Kumar Baid

MRS. RINKU ARORA,
BELAIR,
9A, ALIPORE PARK PLACE
KOLKATA-700 027