

SOMANI REALTORS PVT. LTD.

Corp. Office : 40, Ashutosh Mukherjee Road, 2nd Floor, Kolkata - 700 020

Phone : (033) 4027 4027 (200 Lines)

CIN : U45400WB2002PTC095477



To,

Betop Housing Developers Pvt Ltd
24/66, Jessore Road,
Kolkata - 700028

Dated : 07.07.2016

Kind Attn : Ranaj Roychowdhury & others

**Sub : Offer For Appointment of Exclusive Marketing agent for your
Upcoming/ongoing Residential Project ("MADHU MALANCHA") at 262, Pulin
Avenue, Kolkata - 700081**

This is with reference to discussions had with you, we would like to have an exclusive sole selling marketing arrangement for selling flats including car parking space, commercial space at the above-mentioned Housing Project, on the following terms and conditions :

1. Somani Realtors Pvt Ltd (herein after referred to as "SRPL") will develop the required marketing strategies, processing of offers, negotiations, arrangement of loans from the Housing Finance Institutions, if required.
2. SRPL will be accepting the booking on receipt of Rs. 51,000/-or mutually agreed booking amount by way of A/C payee cheque/draft from the buyer in favour of "Betop Housing Developers Pvt Ltd"(herein after referred to as "Developer")
3. We will be appointing a sales executive at your project premise who will be taking charge of explaining the Visitors the technical details of your project, solving the on site queries of the same.
4. SRPL will put to use its existing and new database to achieve sale.
5. SRPL will do the necessities to generate new leads for the success of your project.
6. We will also include your project details in our Property Search Engine i.e. our website – www.somanirealtors.com and advertisement in www.liyans.com.
7. Developer shall arrange a small office type set-up at site for dealing with intending buyers.
8. The marketing commission for each "UNIT/s" (flat, car parking, commercial & extra charges etc.) payable to SRPL is 2.5 (Two and Half)% on saleable price for flat on super built up saleable area, car parking space, commercial space & extra charges plus applicable service tax.
9. The marketing commission for each unit payable to SRPL, will be paid accordingly :
 - a. 50% of the marketing commission is payable on execution of the sale agreement by the buyer.
 - b. Balance 50% is payable when buyer completes his/her/its 50% payment.The date of happening of above events will be treated as due date of payment.
10. SRPL will raise commission or brokerage bills as and when the Commission or Brokerage gets due (i.e. above mentioned due date) for individual unit.
11. If above marketing commission for each unit payable to SRPL will gets delayed after due date, then 2% per month interest on pro-rata basis will be charged to the developer on unpaid due amount as per respective bill(as per due date).

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(Handwritten Signature)

Regd. Office : 29-B, Rabindra Sarani, 3rd Floor, 6W, Kolkata - 700 073

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