

PHOENIX SOFTWARE LIMITED

Registered Office :

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March 17, 2006

Messrs Blue Star Ltd,
7, Hare Street,
KOLKATA

Dear Sirs,

Re: Annual Maintenance Contract as well as Operation
Contract for our TECHNOLIS building at Salt Lake

Ref: Your quotation No.AC/acm-PSL/01 dated 11th March, 2006

With reference to the above quotation and subsequent discussions we had with you we are pleased to place herewith our order for annual maintenance as well as operation of the AC System supplied by you.

1. First year from the date of installation total AMC as well as operation of the plant will be on your account and no charges will be paid.
2. You will be paid for AMC for all the equipments supplied by you for 2nd, 3rd and 4th year from the date of installation Rs.15 lakhs per annum plus service tax and education cess as applicable.
3. The above AMC includes:

a) Periodical preventing maintenance of all equipments including chiller, all pumps, VFD cooling Tower panel, air handling units AHUR Starter Panel, Water Management system etc.

b) All the consumables will be on your account as well as the spare parts of all the equipments except the spare parts of chiller only.

c) You will be paid Rs.9.00 lakhs per annum for operation of the equipments plus service tax and education cess as applicable.

d) The building will be in operation on the basis of 24 hrs x 365 days.

Please return the copy of this letter duly signed as acceptance.

Thanking you.

Yours faithfully,
For PHOENIX SOFTWARE LIMITED

(S.P. SARAF)

cc to Site / Azto