



Partha Nagri, Lalkuthi, P.O. R. Gopalpur, Rajarhat Road, Kolkata-700136.

**STANDARD TERMS OF SALE:**

Base Price of Apartment (Pre - Launch)	:	₹3200/sq .ft.
PLC* for South facing apartments for all Floors	:	₹30/sq .ft.
PLC* for East facing Apartments for all Floors	:	₹50/sq .ft.
Floor wise price acceleration	:	₹15/sq .ft./Floor (from 2 <sup>nd</sup> to 4 <sup>th</sup> floor)

\* PLC - Preferential Location Charge

**CAR PARKING SPACE (PER SLOT):**

Covered Car Parking (Ground/Sharing):	₹2,50,000/-	Basement (Direct) :	₹3,25,000/-
Covered Car Parking (Ground/Direct):	₹3,75,000/-	Basement (Sharing):	₹2,00,000/-

<b><u>SCHEDULE OF PAYMENT:</u></b>					
a)	On Application	₹2,01,000/-	f)	On Second Floor Roof Casting	10%*
b)	Within 30 Days of Application	30%*	g)	On Fourth Floor Roof Casting	10%*
c)	On Basement Floor Roof Casting	10%*	h)	On Starting of Brick Work/Plastering	10%*
d)	On Ground floor Roof casting	10%*	i)	On Starting of Flooring/Other Finishing Work	05%*
e)	On First Floor Roof Casting	10%*	j)	On or before handing over of Possession	05%*

\* The percentage will be calculated on "Total Property Value" and it will depend on the till date construction status.

**MANDATORY CHARGES:**

- a) An amount calculated @ ₹40/- Per Sq. Ft. of the Super Built up Area of the Flat shall be charged by the Developer on account of **Electric line expenses.**

**OTHER COSTS & DEPOSITS:**

- a) A sum of ₹14,800/- as **Agreement Charge.** (To be paid on Agreement)
- b) An amount calculated @ ₹36/- Per Sq. Ft. of the Built up Area of the Flat/Parking Space shall be deposited by the Purchaser with the Developer as interest free Security Deposit, on account of **Maintenance of the Green Island.** (To be paid on Possession)
- c) A amount of ₹20,000/- for (0.75 KVA), and ₹25,000/- for (1 KVA), power backup inside the flat, shall be charged on account of the **Generator.** (To be paid on Possession)
- d) Cost of transfer and/or registration of Flat/Parking Space shall be done by the Advocate appointed by the Developer, at the cost and expenses of the Purchaser.
- e) Service Tax, as applicable by the law.
- f) On Property value on or above ₹ 50 lakhs, TDS of 1% has to be deducted by the payee.