

Dear Mr/Mrs/Ms/Dr.....

We are pleased to offer you the details for the unit that you have intend to purchase at Majhergaon.

Block..... Floor..... Flat No..... BHK Type..... Carpet Area Excluding Balcony (Sq.Ft.) .....

Total Carpet Area Including Balcony (Sq.Ft.) ..... Built Up Area (Sq.Ft.) .....Final SBUA (Sq.Ft.) .....

Final Chargeable Area(Sq.Ft.) .....

Car Parking ..... (Open/Cover) (Dependent/Independent) Net Consideration (Rs).....

GST / Any Other Taxes That Is Levied By The Government (Rs).....Total Consideration (Rs).....

<b>PAYMENT SCHEDULE</b>	
EOI Amount	Rs. 50,000
On allotment / agreement within 30 days of application	10% (adjusting EOI amount) of the total consideration + 50% of Legal Charge
On Agreement	10%
On start of foundation	10%
On start of 1st floor slab casting	10%
On start of 3rd floor slab casting	10%
On start of 5th floor slab casting	10%
On start of 7th floor slab casting	10%
On completion of brick-work of the unit	10%
On completion of the flooring of the unit	10%
On completion of Doors & Windows of the unit	5%
On Possession	5% of the total consideration + 50% of legal charge along with Maintenance, Association Formation Charges & Sinking Fund

## PAYMENT SCHEDULE OF EXTRA CHARGES

1. Total consideration includes Unit Price + Floor Escalation Cost + Car Park + Extra Charges (Club Membership, Electricity & Generator Charges)
2. GST & other taxes will be charged extra as per applicable rates on all payment
3. Payments received by cheques are subject to realisation
4. Transformer Charge -95/-per sq.ft
5. Generator Charge - 65/-per sq.ft
6. Club Membership - 2bhk-90000/- & 3bhk-100000/-
7. Formation of association -10,000/-

## CANCELLATION CHARGES

1. Rs. 25,000/- if cancelled before Sale Agreement.
2. 10% of the total consideration if cancelled after allotment letter.
3. Interest due to be paid, if any, till the date of receipt of intimation of cancellation request.  
All taxes paid shall not be refunded.

## NOMINATION CHARGES

1. 1% of the total flat value including Car Parking.
2. There will be a Lock-in-period for one year from date of allotment letter to nominate any unit.

## NOTE

Payment by cash will not be accepted . All Payments have to be made by the Allottee through Cheque/ Demand Draft/ Pay Order/ RTGS/ NEFT only in favour of "**Badu Road Developers LLP- ETERNIA COLLECTION ESCROW A/C** " and drawn on any Bank in Kolkata .

If any one representing from the Promoter asks for payment by cash towards consideration for the flat, the Allottee is advised to immediately complain to **9830040316** or mail to **rna@srijanrealty.in** and if any, cash paid will be at his or her sole risk.

Lead Developer



Land Owner



Communication Address: Srijan House, 36/1A Elgin Road  
Kolkata 700 020, West Bengal, India | Ph : + 91 33 40402020

Phase IV - WBRERA/P/NOR/2024/001228 | rera.wb.gov.in