



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

We are pleased to offer you the details for the Unit that you have intend to purchase at Nirvana.

AREA DETAILS: PHASE UNIT NO.				
	CARPET AREA (Sq ft)	BUILT UP AREA (Sq ft)	OPEN & PLOT AREA (Sq ft)	
Ground Floor			Frontyard	
First Floor			Backyard	
Roof Toilet			Terrace	
Stair Head Room			Total Open Area	
Total Area				
PAYMENT DETAILS				
Net Consideration (Rs)				
GST or any other Taxes that is levied by the Government (Rs)				
Total Net Consideration (Rs)				

PAYMENT SCHEDULE (FOR FOUNDATION)	
On Expression of Interest	Rs 1,00,000 + GST
On Booking letter (Less: Expression of Interest)	10% + GST
On Agreement	10% + GST
On Starting of Foundation	15% + GST
On Starting of Ground floor casting of the said Unit	15% + GST
On Starting of 1st floor slab casting of the said Unit	10% + GST
On Starting of Roof casting of the said Unit	10% + GST
On Starting of Brickwork of the said Unit	10% + GST
On Starting of Flooring of the said Unit	10% + GST
On Starting of Finishing work of the said Unit	5% + GST
On or before possession	5% + GST

NB: Few Units have extra backyard area, therefore total open area will increase in those units and thereby there will be slight difference in price.

PAYMENT SCHEDULE (FOR PILING)	
On Expression of Interest	Rs 1,00,000 + GST
On Booking letter (Less: Expression of Interest)	10% + GST
On Agreement	10% + GST
Before Piling	10% + GST
On starting of Foundation	15% + GST
On starting of Ground floor casting of the said Unit	15% + GST
On starting of 1st floor slab casting of the said Unit	10% + GST
On starting of Roof casting of the said Unit	10% + GST
On starting of Brickwork of the said Unit	10% + GST
On starting of Finishing work of the said Unit	5% + GST
On or before possession	5% + GST

NB: Few Units have extra backyard area, therefore total open area will increase in those units and thereby there will be slight difference in price.

EXTRA CHARGES

- 1 Club Membership and facilities charge : Rs 2,30,000
- 2 Generator and Transformer Charges : Rs 2,30,000 (DG Load is .75 KW Per Unit)
- 3 Legal Fees Rs 10000 (50% on Agreement and 50% on possession)
- 4 Incidental Charges : Rs 15000 per Unit (50% on Agreement and 50% on possession)
- 5 Formation of Association Rs 15000
- 6 GST and other Taxes levied by the Government are as applicable on the Unit as well as on extra charges.

PAYMENT SCHEDULE OF EXTRA CHARGES

- Item nos 1 & 2 will be paid by the allottee as per the payment schedule to be followed for payment of consideration.
- Item nos 3 & 4 will be paid by the allottee, out of which 50% shall be paid on agreement and balance 50% shall be paid on possession of the unit.

DEPOSIT

- 1 Electricity WBSEDCL Meter Charges on actual
- 2 **Maintenance Deposit** Equivalent to 2 years maintenance at the time of possession (12 months adjustable and 12 months deposit) currently estimated @ Rs 1.50 per sq ft on BUA (Final CAM rate will be based on estimate of the promoter at the time of giving possession)

NOMINATION CHARGE

2% of Total Consideration amount

CANCELLATION CHARGE

1% of the total consideration if cancelled before sale agreement

10% of the total consideration if cancelled after allotment letter

NOTE

Payments are to be made by means of RTGS/NEFT/IMPS/Pay order/DD/Account payee local cheque in favour of **Raghabpur Projects LLP 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 bungalow, 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.

Consultant Company.....

Executive Name.....

Phone No.....

Developed by

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Site Office

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