



INFORMATION SHEET

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

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

Row house No..... Row house Type..... Row house RERA Carpet Area Excluding Balcony (Sq.Ft.)

Total Carpet Area Including Balcony (Sq.Ft.) Row house BUA (Sq.Ft.) (A1)S.Q.BUA (Sq.Ft.)

Total Flat BUA (sq.ft.)(A1+A2).....Final BU Area (sq.ft.)Final Chargeable

Area (Sq.Ft.) Car Parking Total Consideration (Rs).....

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

(excluding extra charges & deposit). Expected Delivery Date

AREA DETAILS FOR ROW HOUSE					
	Carpet Area as per RERA (Sq.ft)	Carpet Area as per RERA + Balcony (Sq.ft)	Built Up Area (Sq.ft.)	Open & Plot Area (Sq.ft.)	
Ground Floor including covered portion of parkingsq.ft, front lawn..... sq.ft. and steps & landingsq.ft.				Frontyard including Lawn area, steps & landing, parking area	
First Floor				Backyard Area	
Roof Toilet				Terrace including sky light	
Stair Head Room				Total Open Area	
Total Area					

PAYMENT SCHEDULE FOR PHASE I			DATE
On Booking / On expression of Interest		2,00,000 + GST as applicable	
On Booking (Less EOI Amount) + GST	10%	20% + GST as applicable	Within 30 days from the date of booking
On Agreement 50% of Legal charges + 50% of Incidental Charges	10%		
On start of foundation	10%	70% + GST as applicable	MAY to NOVEMBER 2024
On start of Ground Floor Casting	10%		
On start of 1st Floor Slab Casting of the said unit	10%		
On start of Roof Casting of the said unit	10%		
On start of Brickwork of the said unit	10%		
On start of flooring of the said unit	10%		
On start of finishing of the said unit	10%		
On or before Possession	10%	10% + GST as applicable	On Possession

EXTRA CHARGES

1. Club charges Rs. 200 /- per sq.ft on BUA
2. Generator Rs. 75 /- per sq.ft on BUA
3. Transformer Charges & Electricity Expenses Rs. 100 /- per sq.ft on BUA
4. Legal Charges Rs. 10 /- per sq.ft
5. Formation of Association Rs.10,000 /- per unit
6. Incidental Charges Rs.15,000/- per unit. (Rs.7500 for sale agreement +Rs.7500 for conveyance)
7. Grill charges (if opted) at actuals + 15% service charge
8. Payment schedule of extra charges will be paid by the allottee as per payment terms.

NOTE

1. 0.75 KVA power back-up will be provided for 3 (three) bed room Bungalow.
1 KVA power back-up will be provided for 4 (four) bed room Bungalow.
2. DG power is provided for few lighting & fan points and one refrigerator.
3. GST as applicable and any other Tax or Taxes or charges as may be applicable from time to time shall also be payable by the Allottee.

DEPOSITS (Payable with the final demand payment)

1. Electricity - Meter deposit at actual
2. Maintenance Deposit - A sum calculated @ Rs.3.5 per sq.ft. on BUA / Chargeable area per month or at any other rate based on estimate of the builder to be decided at the time of giving possession for a period of 2 years shall be deposited by the allottee.

Out of the amount so deposited, a sum being equivalent of 12 month deposit shall be adjusted against maintenance charges and the balance kept deposited with the builder and only on handing over of maintenance to association the said deposit shall be handed over to the association.

3. Sinking Fund (for repairing, renovation and repainting) - 20% of maintenance charges or Rs.1 per sq.ft. whichever is high every month / Rs.75 per sqft (one time)

NOMINATION CHARGES

1. 2% of Total Consideration amount including car parking
2. There will be a Lock-in-period for 2 years from date of registration of agreement to nominate any unit

CANCELLATION / PROCESSING CHARGES

1. Rs. 50000 /- if cancelled before sale agreement
2. 10% of the total consideration if cancelled after sale agreement
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.
4. The allottee will be payable of Rs 3000/month as guarding charges if taking over of possession is delayed after notice of possession

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 **"SRIJAN RESIDENCY LLP BOTANICA COLLECTION - 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.

Developer



Site Address : 110, DR. B.C Roy Road, Mouza - Elachi & Jagaddal,
P.S - Sonarpur, Dist – South 24 Parganas, Kolkata - 700 152

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