



INFORMATION SHEET TOWER -1 to 5

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

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

Tower 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.)

Chargeable Terrace 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)..... (excluding extra charges & deposit) Expected

Delivery Date

PAYMENT SCHEDULE

On Expression of Interest	5 Lakh + GST
On Booking Letter (Within 15 days from EOI)	10 % (Minus EOI Amount)
On Agreement (Within 30 days from booking letter)	10% + GST
4th Installments - On or before 31.01.2026	10% +GST
5th Installments - On or before 28.02.2026	10% + GST
6th Installments - On or before 01.04.2026	10% + GST
7th Installments - On or before 01.06.2026	10% + GST
8th Installments - On or before 01.08.2026	10% + GST
9th Installments - On or before 01.10.2026	10% + GST
10th Installments - On Completion of Flooring of respective Unit	10% + GST
11th Instalments - On Completion of Unit	5% + GST
12th Installments - On Possession of the Building	5% +50% Legal charges + 50% incidental charges + Maintenance deopsit + Sinking fund + Electricity deposit + GST

EXTRA CHARGES

1. Club charges Rs. 200/- per sq.ft. on Chargeable Area which is payable as per payment schedule
2. Generator Rs. Rs. 80/- per sqft (3.5 Bhk - 5 KVA; 4 Bhk - 8 KVA) on Chargeable Area which is payable as per payment schedule
3. Transformer Charges & Electricity Expenses Rs. 100/- per sq.ft. on Chargeable Area which is payable as per payment schedule
4. Legal Charges Rs. 10,000/- per unit
5. Formation of Association Rs. 10,000/- per unit
6. Incidental Charges Rs.15,000/- per unit
7. Floor Escalation Rs. 50/- per sq.ft. per floor on 5th Floor onwards for All towers which is payable as per payment schedule
8. Nomination Charges Rs. 100/- per sq.ft. on Chargeable Area which is payable in case of Nomination
9. Conversion charges for Leasehold to Freehold Rs. 400/- per sq.ft. on Chargeable Area

DEPOSITS

1. Maintenance Deposit - Equivalent to 3 years calculated @ Rs. 3.5/- per sq.ft. p.m. on chargeable area (Final CAM rate will be based on estimate of the builder at the time of giving possession.) Out of 3 years 1 & ½ years will be adjusted against maintenance charges and the balance to be kept as deposit
3. Sinking Fund Rs. 100/- per sq.ft. on Chargeable Area
4. Electricity Deposit - Meter Deposit at Actual payable directly to the Electricity Department

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 REALTY PRIVATE LIMITED TOWN SQUARE RERA COLLECTION ACCOUNT**” 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.



Site Address : Premises No - 34 -1111, Major Arterial Road, Street No 165,
Action Area -1, Plot No BB/1, New Town, West Bengal -700156

Corporate Address : Srijan House, 36/1A Elgin Road
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