

PRIMUS GANGES

The legacy of **srijan** GANGA CITY

WBRERA/P/SOU/2025/002901 | rera.wb.gov.in

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 Primus Ganges.

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 Booking / or Expression of Interest	1,00,000 lakh +GST
On Booking (Less EOI Amount)	10% of Total Price* (-) EOI amount + GST
On Agreement	10% of Total Price* + 50% of Legal Charge + 50% of Incidental Charge+ GST
On start of Piling	10% of Total Price* +GST
On start of Ground Floor Casting	5% of Total Price* +GST
On start of 2nd Floor Casting	5% of Total Price* + GST
On start of 4th Floor Casting	5% of Total Price* + GST
On start of 6th Floor Casting	5% of Total Price* + GST
On start of 8th Floor Casting	5% of Total Price* + GST
On start of 10th Floor Casting	5% of Total Price* + GST
On start of 12th Floor Slab Casting	5% of Total Price* + GST
On start of 14th Floor Slab Casting	5% of Total Price* + GST
On start of 16th Floor Slab casting	5% of Total Price* + GST

PAYMENT SCHEDULE

On start of 18th Floor slab casting	5% of Total Price* + GST
On starting of internal wall work of the unit	5% of Total Price* + GST
On completion of Flooring of the unit	5% of Total Price* + GST
On completion and possession of the unit	10% of Total Price* +GST + Formation of Association charge + Maintenance Deposits + 50% of Legal Charge +50% of Incidental Charge

*Total Price = Unit Price + Floor Escalation + Car parking + Club Membership + Electricity/Transformer & Generator

CHARGES

Stamp Duty & Registration charges is not included in this cost structure will be payable separately.

EXTRA CHARGES

1. Club charges Rs. 125 /- per sq.ft on SBUA
2. Generator Rs. 75 /- per sq.ft on SBUA
3. Transformer Charges & Electricity Expenses Rs. 100 /- per sq.ft on SBUA
4. Legal Charges Rs. 10/- per sq.ft
5. Formation of Association Rs.10,000 /-
6. Incidental Charges Rs.15,000/- per unit. (Rs.7500 for sale agreement +Rs.7500 for conveyance)
7. Floor Escalation Rs. 25 /- per sq.ft.
8. Payment schedule of extra charges will be paid by the allottee as per payment terms.

NOTE

1. a. 0.5 KVA power back-up will be provided for 2 (two) bed room flats.
b. 0.65 KVA power back-up will be provided for 2.5 (two & a half) bed room flats.
c. 0.75 KVA power back-up will be provided for 3 (three) bed room flats.
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.
4. Extra Charges is also applicable for 50 % of the terrace area.

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 SBUA / Chargeable area per month equivalent to 3 years or at any other rate based on estimate of the builder to be decided at the time of giving possession for a period of 3 years shall be deposited by the allottee.
Out of the amount so deposited, a sum being equivalent to 18 months 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 20% of maintenance charges or Rs.1 per sqft. whichever is high every month.
4. Municipal tax deposit equivalent to 6 / 12 months of estimated tax.
5. Deposits & maintenance also applicable for 50 % or chargeable area of terrace

6. PAS charge is Rs.5500/- +GST for Studio, Rs. 9800/- +GST for 1bhk, Rs.13,500/- +GST for 2bhk

NOMINATION CHARGES

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

CANCELLATION / PROCESSING CHARGES

1. 1% of the total consideration if cancelled before sale agreement
2. 10% of the total consideration if cancelled after booking completion
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 PRIMUS SENIOR LIVING PVT LTD PRIMUS GANGES RERA 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.



Site Address : Holding no C4-173/(New) Mouza-Krishnanagar, J.L. NO-1 Under Maheshtala Municipality P.O. & P.S. - Maheshtala (Near Bata Shoe Factory, Beside Uludanga Park)

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