



Noapara, Major Arterial Road, Newtown, Kolkata-700157.

STANDARD TERMS OF SALE:

Base Price of Apartment (Pre-Launch)	:	₹5500/sqft
Road facing PLC charge for Flat no. A-1 and A-2	:	₹200/sqft
Floor wise price acceleration	:	₹15/sqft/Floor (from 2 nd to 5 th floor)

** PLC - Preferential Location Charge*

CAR PARKING SPACE (PER SLOT):

Covered Car Parking (Ground/Sharing)	:	₹3,00,000/-
Covered Car Parking (Ground/Direct)	:	₹4,50,000/-
Covered Car Parking (Basement/Sharing)	:	₹2,50,000/-
Covered Car Parking (Basement/Direct)	:	₹3,75,000/-

<u>SCHEDULE OF PAYMENT:</u>					
a)	On Application	₹2,01,000/-	f)	On Fourth Floor Roof Casting	10%*
b)	Within 30 Days of Application	30%*	g)	On Sixth Floor Roof Casting	10%*
c)	On Basement Roof Casting	10%*	h)	On Starting of Brick Work/Plastering	10%*
d)	On Ground Floor Roof Casting	10%*	i)	On Starting of Flooring/Other Finishing Work	05%*
e)	On Second Floor Roof Casting	10%*	j)	On or before handing over of Possession	05%*

** The percentage will be calculated on "Total Property Value" and it will depend on the till date construction status.*

MANDATORY CHARGES:

- a) An amount calculated @ ₹60/- Per Sq. Ft. of the Super Built up Area of the Flat shall be charged by the Developer on account of **Electric line expenses**.

OTHER COSTS & DEPOSITS:

- a) A sum of ₹14,800/- as **Agreement Charge**. (To be paid on Agreement)
- b) An amount calculated @ ₹36/- Per Sq. Ft. of the Built up Area of the Flat/Parking Space shall be deposited by the Purchaser with the Developer as interest free Security Deposit, on account of **Maintenance of the Green Chinar**. (To be paid on Possession)
- c) A amount of ₹20,000/- for (0.75 KVA), and ₹25,000/- for (1.00 KVA), power backup inside the flat, shall be charged on account of the **Generator**. (To be paid on Possession)
- d) Cost of transfer and/or registration of Flat/Parking Space shall be done by the Advocate appointed by the Developer, at the cost and expenses of the Purchaser.
- e) GST, as applicable under the law.
- f) 1% TDS has to be deducted by the payee if Property value is 50 lakhs on or above .

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