

Payment Schedule and Terms & Conditions - Urvan			
PAYMENT SCHEDULE			
Sl	Particulars	Flat	Ancillary
1	Application / Booking Money	10% + GST	
2	Within 15 days from Execution of Agreement	10% + GST	
3	On Completion of Pilling Work of respective Block	10% + GST	
4	On Completion of Basement of respective Block	7% + GST	
4	On Casting of 1st Floor Slab of respective Block	7% + GST	
5	On Casting of 5th Floor Slab of respective Block	7% + GST	
6	On Casting of 9th Floor Slab of respective Block	7% + GST	
7	On Casting of Roof Slab of respective Block	7% + GST	
8	On Commencement of Brick Work of respective Block	7% + GST	
9	On Commencement of flooring of respective Block	6% + GST	
10	On Commencement of lift installation of respective Block	6% + GST	
11	On Commencement of outside paint of respective Block	6% + GST	
13	On Possession of respective Block	10% + GST	100%
Basic Rate			
	Basic Rate	Rs. 4800/- per Sq.ft.	
Car Parking			
	Open Rs.4,00,000/-	Open Back 2 Back Rs.8,00,000/-	
	Basement Rs.5,00,000/-	Basement Back 2 Back Rs.10,00,000/-	
	Covered Rs.6,00,000/-	Covered Back 2 Back Rs.12,00,000/-	
Floor Escalation Charges Rs.33/- from 2nd floor onwards			
Extra Development Charges Rs.267/- per sqft			
ANCILLARY EXPENSES (mandatory charges)			
	Maintenance Deposit (for one year in advance)	Rs.56/- per Sq.ft.	
	Sinking Fund	Rs.56/- per Sq.ft.	
<u>GST and other taxes will be applicable as per Government Notification</u>			
Other Important Terms & Conditions			
Legal fees Rs.10,000/- + 18% GST + Rs.750/- on AFS Registration			
Legal fees Rs.10,000/- + 18% GST + Rs.750/- on Execution of Conveyance Deed			
Within 15 days from the date of notice, the Registered of Agreement for Sale needs to be executed and shall pay necessary stamp duty & fees incidental for Registration of Agreement for Sale			
Payment shall be made within due date or interest as per WB HIRA			
Nomination will be done after 12 months of Sale Agreement with nomination charges as applicable			
Cancellation Charges			
After Signing of Agreement 10% of the apartment cost will be deducted.			
<u>All Payments shall be in Cheque / DD favoring : MERLIN PROJECTS Limited</u>			
<u>All the mentioned Prices / Charges / Policies are subject to revision any moment w/o any prior information.</u>			
<u>NB: This sheet is only for marketing purpose. All payments to de done via Cheque/DD/NEFT</u>			
Current due as per above payment schedule :			%
Terms & Conditions :			
I/We understand and agree to the above information & shall make the payments accordingly.			