

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

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

Block..... 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.)

Final Chargeable 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	2,00,000 lakh +GST
On Booking (Less booking amount)	10% of unit cost + 50% of incidental charges + 50% of legal charges + GST
On Agreement	10% of unit cost + GST
On start of Piling	10% of unit cost + GST
On start of Ground Floor Casting	10% of unit cost + GST
On start of 3rd Floor Casting	10% of unit cost + GST
On start of 6th Floor Casting	10% of unit cost + GST
On start of 9th Floor Casting	5% of unit cost + GST
On start of 12th Floor Casting	5% of unit cost + GST
On start of 15th Floor Casting	5% of unit cost + GST
On start of 18th Floor Casting	5% of unit cost + GST
On start of brickwork of the unit	5% of unit cost + GST
On start of plastering of the unit	5% of unit cost + GST
On completion of the unit	5% of unit cost + GST
On possession of the unit	5% of unit cost + 50% of incidental charges + 50% of legal charges + Maintenance deposit + GST

EXTRA CHARGES

1. Club membership Rs. 150 /- per sq.ft on SBUA.
2. Generator Rs. 70 /- per sq.ft on SBUA.
3. Transformer Charges & Electricity Expenses Rs. 100 /- per sq.ft on SBUA.
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. (Rs.7500 for sale agreement +Rs.7500 for conveyance).
7. Floor Escalation Rs. 35 /- per sq.ft per floor from 3rd floor onwards for Tower 1, 3rd floor onwards for Tower 3 and 5th floor onwards for Tower 2.
8. Grill charges (if opted) at actuals + 15% service charges.
9. Item no 1, 2, 3 & 7 to be paid by the allottee as per the payment schedule to be followed for payment of consideration.
10. Item no. 4 & 6 to be paid by the allottee , out of which 50% shall be paid on agreement and balance 50% shall be paid before taking possession of the unit or execution of conveyance , whichever is earlier.
11. Item no. 5 to be paid at the time of possession.

NOTE

1. a. 0.6 KVA power back up will be provided for 2 (two) bed room flats.
b. 0.8 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 frontline to time shall also be payable by the allottee.
4. Extra charges is also applicable for 50% of terrace area.

DEPOSITS (Payable with the final demand payment)

1. Electricity - Meter deposit at actual.
2. Maintenance deposit – A sum calculated @ Rs. 3.50 per sq. Ft. On SBUA /chargeable area for 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 1 (one) year 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, repainting) – 20% of maintenance charges of Rs. 1 per sqft/month (whichever is higher) /Rs. 100/sqft (one time payment).
4. Municipal tax deposit equivalent to 6/12 months of estimated tax. Deposits & maintenance also applicable for 50% or chargeable area of terrace.

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. Rs. 50,000/- if cancelled before sale agreement.
2. 10% of the total consideration if cancelled after 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/- per 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 “**Zen Promoters LLP**” 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.



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