TOWN SQUARE

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 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	5,00,000 lakh +GST
On Booking Letter (Within 15 days from EOI)	10% [(-) Five lakh booking fee] + 50% Legal charges + 50% incidental charges + GST
On Agreement (Within 30 days from booking letter)	10% + GST
On or before 01.03.25	10% +GST
On or before 01.04.25	10% + GST
On or before 01.05.25	10% + GST
On or before 01.06.25	10% + GST
On or before 01.07.25	10% + GST
On or before 01.08.25	10% + GST
On Completion of Flooring of respective Unit	10% + GST
On Completion of Unit	5% + GST
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. 300/- 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.

Developer

srijan®
Building Tomorrows

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
Kolkata 700 020, West Bengal, India | Ph : + 91 33 40402020