



PALLADINA

A WORLD APART

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 Palladina.

A. Flat/CarParking/OptionDetails

Floor.....Apartment.....

Flat Type:

1.) 4 BHK.....Sq.Ft(Carpet Area) Balcony.....Sq.Ft (Carpet Area) Servant Qtr.....Sq.Ft (Carpet Area) Apartment BUA.....Sq.Ft. (A1) Servant Qtr (BUA).....Sq.Ft (A2) Total BUA.....Sq.Ft. (A1+A2) Open Terrace 50% Chargeable Area..... (Sq.Ft) Total.....Sq.Ft (Super Built Up area)

2.) 5 BHK.....Sq.Ft(Carpet Area) Balcony.....Sq.Ft (Carpet Area) Servant Qtr.....Sq.Ft (Carpet Area) Apartment BUA.....Sq.Ft. (A1) Servant Qtr (BUA).....Sq.Ft (A2) Total BUA.....Sq.Ft. (A1+A2) Open Terrace 50% Chargeable Area..... (Sq.Ft) Total.....Sq.Ft (Super Built Up area)

3.) Base Price per Sq.Ft: Rs.....PLC per Sq. Ft. Rs.....Floor Escalation Rs.....Per Sq.Ft. Total Effective Rate after discount: Rs.....Per Sq.Ft.

4.) Car Parking : (only applicable to the car parking that are provided to the Allottee on a 'right to use' basis):

Type Of Parking : Basement Mechanical (set of 2 car parks) – 25 lacs, Basement Independent – 15 lacs

1st Car Parking: Rs.....type.....

(Parking Code.....)

2nd Car Parking: Rs.....type.....

(Parking Code.....)

3rd Car Parking: Rs.....type.....

(Parking Code.....)

Total Consideration: Rs...../-

Less Discount: Rs..... /-

Total Net Consideration: Rs...../-

## PAYMENT SCHEDULE

On Expression of Interest	25lacs + GST
On Booking Letter(Within30days From booking letter)	10% of total cost (Less Booking Amount) +50% of incidental charges+50% of legal charges+GST
On Agreement	10% of total cost + GST
On start of Piling	10% of total cost + GST
On start of 1st Floor Casting	10% of total cost + GST
On start of 5th Floor Casting	10% of total cost + GST
On start of 10th Floor Casting	10% of total cost + GST
On start of 15th Floor Casting	10% of total cost + GST
On start of 20th Floor Casting	10% of total cost + GST
On start of 25th Floor Casting	5% of total cost + GST
On start of 30th Floor Casting	5% of total cost + GST
On Completion of the unit	5% of total cost + GST
On Possession of the Unit	5% of total cost + 50% of incidental charges + 50% of legal charges + Maintenance Deposit + Corpus Fund + GST

### EXTRA CHARGES

1. Club - Rs250/- per Sq.ft. on Chargeable area
2. Generator - Rs.100/- perSq.ft. (4BHK - 8KVA; 5BHK -12KVA) on Chargeable area
3. Transformer and Electricity Expenses - Rs.100/- per Sq.ft. on Chargeable area
4. Floor Escalation - Rs.75/- per Sq.ft. per Floor from 2nd Floor onwards
5. Legal Charges - Rs.25/-per sq.ft.
6. Formation of Association - Rs.10,000/-per unit
7. Incidental Charges - Rs 15,000/- per unit
8. VRV charges - Rs 150/- sq.ft. on Chargeable area

**NOTE :** All the above charges are payable as per payment schedule of the unit.

**NOMINATION CHARGES:**

- i) 2% of Total Consideration amount including car parking which is payable before nominating the unit.
- ii) There will be a Lock-in-period for two years from date of registration of agreement to nominate any unit.

**STAMP DUTY, REGISTRATION FEE & INCIDENTAL REGISTRATION CHARGES** - At applicable rate on the Agreement value or Market Value (which ever is higher) as per the valuation at the time of expenses.

**GUARDING CHARGES** - The Allottee will be payable of Rs.10000/- per month as guarding charges if taking over of possession is delayed more than 15days from notice of possession

**CANCELLATION & PROCESSING CHARGES:**

- i) 10% of total consideration if cancelled after Sale Agreement.
- ii) Interest dues to be paid, if any, till date of receipt of information of cancellation request.
- iii) All taxes paid shall not be refunded.

**DEPOSITS:**

1. Electricity Deposit - Electricity deposit as per actual.
2. Maintenance Deposit - Equivalent to 3 (three) years calculated @ Rs.5 per sq.ft. pm on chargeable area (Final CAM Rate will be based on estimate of the promoter at the time of giving possession). Out of 3 years, 1 and 1/2 years will be adjusted against maintenance charges and the balance to remain as a deposit.
3. Corpus Fund-Rs.200/-per sq.ft. on chargeable area.
4. Municipal tax deposit equivalent to 12 months of estimated tax.

**NOTE**

1. Extra charges& Deposits area so applicable for chargeable area of the terrace.
2. 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.

**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 "**SRIPSK DEVELOPERS 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.

Developer



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