



ROW HOUSE 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 The Royal Ganges.

Row house No..... Row house Type..... Row house RERA Carpet Area Excluding Balcony (Sq.Ft.)

Total Carpet Area Including Balcony (Sq.Ft.) Row house BUA (Sq.Ft.) (A1)S.Q.BUA (Sq.Ft.)

Total Flat BUA (sq.ft.)(A1+A2).....Final BU Area (sq.ft.)Final Chargeable

Area (Sq.Ft.) Car Parking Total Consideration (Rs).....

GST /Any Other Taxes That Is Levied By The Government (Rs).....Total Net Consideration (Rs).....

(excluding extra charges & deposit). Expected Delivery Date

AREA DETAILS FOR ROW HOUSE					
	Carpet Area as per RERA (Sq.ft)	Carpet Area as per RERA + Balcony (Sq.ft)	Built Up Area (Sq.ft.)	Open & Plot Area (Sq.ft.)	
Ground Floor including covered portion of parkingsq.ft, front lawn..... sq.ft. and steps & landingsq.ft.				Frontyard including Lawn area, steps & landing, parking area	
First Floor				Backyard Area (Private Garden)	
Second Floor				Open terrace including sky light	
Total Area				Planter	
				Total Open Area	

PAYMENT SCHEDULE

On Booking / On expression of Interest	2,00,000 + GST as applicable
On Booking (Less EOI Amount)	10% + GST
On Agreement	10% + GST + 50% of Legal charges + 50% of Incidental Charges
On start of foundation	10% + GST as applicable
On start of Ground Floor Casting	15% + GST as applicable
On start of 1st Floor Slab Casting of the said unit	15% + GST as applicable
On start of Roof Casting of the said unit	10% + GST as applicable
On start of Brickwork of the said unit	10% + GST as applicable
On start of flooring of the said unit	10% + GST as applicable
On start of finishing of the said unit	5% + GST as applicable
On or before Possession	5% + GST + 50% of Legal charges + 50% of Incidental Charges

EXTRA CHARGES

1. Club charges Rs. 125/- per sq.ft on SBU
2. Generator Rs. 75 /- per sq.ft on SBU
3. Transformer Charges & Electricity Expenses Rs. 100 /- per sq.ft on SBU
4. Legal Charges Rs. 10 /- per sq.ft
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. Payment schedule of extra charges will be paid by the allottee as per payment terms.

NOTE

1. 1 KVA power back-up will be provided for 4 (four) bed room row house.
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 from time to time shall also be payable by the Allottee.

DEPOSITS (Payable with the final demand payment)

1. Electricity - Meter deposit at actual
2. Maintenance Deposit - A sum calculated @ Rs.3.5 per sq.ft. on SBU / Chargeable area per 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 3 years shall be deposited by the allottee.

Out of the amount so deposited, a sum being equivalent of 18 month 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 and repainting) 20% of maintenance charges or Rs.1 per sq.ft. whichever is high every month

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. 100000 /- processing charges if cancelled before sale agreement
2. 10% of the total consideration if cancelled after sale 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/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 "**SRIJAN RESIDENCY 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.



Site Address : Holding no C4-173/(New) Mouza-Krishnanagar, J.L. NO-1 Under Maheshtala Municipality P.O. & P.S. - Maheshtala (Near Bata Shoe Factory, Beside Uludanga Park)

Corporate Address: Srijan House, 36/1A Elgin Road
Kolkata 700 020, West Bengal, India. | Ph : + 91 33 40402020