

### All Charges on Built up Area

2	PLC	Rs.100/- for South facing Rs.45/- for Podium facing Rs.130/- for both South & Podium Facing
3	Floor Escalation	Rs.20/- from 4 <sup>th</sup> Floor onwards
4	Car Parking	Rs.3,25,000/- Open Rs.4,50,000/- Ground Covered Rs.4,00,000/- MLCP Per Car
5	Cancellation Charge	Rs. 50,000/-before Agreement. 10% of Total Consideration after Agreement.
6	Nomination Charge	Rs. 2 % of the sale consideration
7	Lock In period	12 months from the date of agreement
8	Delay payment charges	Prevailing prime lending rate of the state bank of India plus two percent and applicable taxes
9	Interest on Delay possession	Prevailing prime lending rate of the state bank of India plus two percent and applicable taxes
10	Cheque bounce charges	Rs. 500/- per cheque

### EXTRA CHARGES & DEPOSITS

1	Electricity & Generator Charges	Rs. 165/- per square feet
2	Amenities Charges	Rs. 50/- per square feet
3	Documentation Charges	Rs. 30,000/-+ Registration expenses extra for Registration of Deed of Conveyance
4	Maintenance Deposit	Rs. 47/- per square feet
5	Sinking Fund Deposit	Rs. 39/- per square feet
6	Municipal Tax Deposit	Rs. 26/- per square feet
7	Cost of Formation Society	Rs. 7,500/-
8	CESE / WBSEB Security Deposit	As per actual
9	Registration	As per actual

## PAYMENT SCHEDULE

1	Application Amount	1 Lakh + GST
2	Booking Amount (Within 7 Days of Application)	[10% of total consideration (-) Application Money] + GST
3	Agreement Amount (Payable Within 30 days from the date of Application)	10% of total consideration + 50% Legal Fees + 50% Electricity & Generator Charges & 50% Amenities Charges + GST
4	On Completion of Piling of the block booked	10% of total consideration + GST
5	On Completion of 2 <sup>nd</sup> Floor Roof Casting of Block Booked	10% of total consideration + GST
6	On Completion of 6 <sup>th</sup> Floor Roof Casting of Block Booked	7.5% of total consideration + GST
7	On Completion of 10 <sup>th</sup> Floor Roof Casting of Block Booked	7.5% of total consideration + GST
8	On Completion of 14 <sup>th</sup> Floor Roof Casting of Block Booked	7.5% of total consideration + GST
9	On Completion of Top Floor Roof Casting of Block Booked	10% of total consideration + 50% of Electricity & Generator charges +GST
10	On Commencement of Brick work of the respective flat booked	7.5% of total consideration + GST
11	On Commencement of Flooring of the respective flat booked	10% of total consideration + GST
12	On Possession	10% of Total Consideration + Rest of the Extra Charges + GST + Maintenance Deposit + Deposits for Rates & Taxes + Sinking Fund

Consideration: Flat Value + PLC + Floor-rise + Terrace Charge + Car Park

**All Payments should to be made in favour of “Rituraj Construction LLP”**