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Heads of Applicable Rates & Payment Schedule

Booking Amount: ₹ 3,00,000/- (Plus applicable Service Tax)

Basic Price : ₹ 4141 /- Per Sq. ft.

Car parking space (Per slot):

Open Parking ₹ 3,00,000/-
Covered Parking ₹ 4,00,000/-

Preferential Location Charges (PLC) :

South facing apartment ₹ 50/- per sqft.
Garden facing ₹ 50/- per sqft.
South facing + Garden facing apartment ₹ 100/- per sqft.
Floor Rise ₹ 20/- per sqft (from 2nd floor onwards)

Details of Mandatory Costs & Deposits:

- 1) Transformer and Electricity charges @ ₹ 125/- per sqft. (Without meter deposit)
- 2) Club Development fees @ ₹ 100/- per sqft
- 3) A sum of ₹ 20,000/- towards Documentation Charges for sale agreement
- 4) Interest Free Maintenance Security Deposit @ ₹ 36/- per sqft. For One Year
- 5) Sinking fund @ ₹ 36/- per sqft
- 6) Interest Free Municipal Tax Deposit @ ₹ 36/- per sqft
- 7) WBSEDCL/ CESC meter & connection Charges on actual
- 8) Stamp Duty, Registration Charges, Incidental Expenses, Govt. Taxes and Levies, any other charges will be as applicable
- 9) Cost for power backup :
 - a) For 2 BHK - 750 Watt - ₹ 30,000/-
 - b) For 3 BHK - 1000 Watt - ₹ 50,000/-
 - c) For 4 BHK - 1250 Watt - ₹ 60,000/-

Payment Schedule

On Booking		₹ 3,00,000/-
On Sale Agreement (Within 30days from booking Date)	20%	Base price + PLC + Car Park price (after adjusting Booking amount) + Documentation Charges + Applicable S. Tax
On Foundation	10%	Base price + PLC + Car Park price + Applicable S. Tax
On Ground Floor Roof Casting	10%	Base price + PLC + Car Park price + Applicable S. Tax
On 1st Floor Roof Casting	5%	Base price + PLC + Car Park price + Applicable S. Tax
On 2nd Floor Roof Casting	5%	Base price + PLC + Car Park price + Applicable S. Tax
On 3rd Floor Roof Casting	5%	Base price + PLC + Car Park price + Applicable S. Tax
On 4th Floor Roof Casting	5%	Base price + PLC + Car Park price + Applicable S. Tax
On 5th Floor Roof Casting	5%	Base price + PLC + Car Park price + Applicable S. Tax + 50 % of Mandatory Cost except Maintenance Security Deposit, Sinking Fund & Municipal Tax Deposit
On 6th Floor Roof Casting	5%	Base price + PLC + Car Park price + Applicable S. Tax
On 7th Floor Roof Casting	5%	Base price + PLC + Car Park price + Applicable S. Tax
On 8th Floor Roof Casting	5%	Base price + PLC + Car Park price + Applicable S. Tax + 50% Rest Mandatory Cost along with 100% of Maintenance Security Deposit, Sinking Fund & Municipal Tax Deposit
On 9th Floor Roof Casting	5%	Base price + PLC + Car Park price + Applicable S. Tax
On 10th Floor Roof Casting	5%	Base price + PLC + Car Park price + Applicable S. Tax
On Completion of Brick Work	5%	Base price + PLC + Car Park price) + Applicable S. Tax
On or Before Possession	5%	Base price + Applicable S. Tax



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Notes:

- Service Tax & other taxes will be charged extra as per applicable rates on all payment
- We will demand mandatory cost in Two parts - On or before 5th floor roof casting and On or before 8th floor roof casting
- Payments received by cheques are subject to realisation
- Registration Cost and Legal Charges for the same will be extra and shall be born by customer
- Customer can opt more power backup after paying applicable amount. But written request should come before execution of Sale agreement :
 - For every 500 Watt ₹ 20000/- Extra.

All Payments to be made in the name of:

Payment in favour of :	"MKHS REALTY LLP"
Bank Name:	Axis Bank Ltd.
Current Account No.:	914020014434554
IFSC Code:	UTIB0000005
Branch Address :	7, Shakespeare Sarani, Kolkata-700071
MICR CODE	700211002

- Payment for Documentation Charges plus applicable service tax for Sales Agreement will be in the name of **"V C AGARWAL AND COMPANY"**

Payment in favour of :	"V C AGARWAL AND COMPANY"
Bank Name:	HDFC Bank Ltd.
Current Account No.:	03822000015635
IFSC Code:	HDFC0000382
Branch Address :	ELEGANCE BUILDING, 1ST FLOOR, 31 G C AVENUE, KOLKATA-700013, WEST BENGAL

Cancellation charges :

- i) ₹ 1,00,000/- if cancelled before executing sale agreement.
 - ii) 20% of the total Flat value if cancelled after execution of the sale agreement.
- Interest due to be paid, if any, till the date of receipt of intimation of cancellation request.
 - All taxes paid.
 - Refund will process after 365 days from the date of accepting cancellation request after deducting above mentioned applicable amount.

Nomination Charges:

- 2% of the Total Flat Value including Car Parking after Agreement
- ₹ 1,00,000/- before sale agreement

MKH Realty LLP

Corporate Office: C/o Mounthill Realty Pvt. Ltd., Next to Hyatt Regency, Between Gate No.1 & 2, Saltlake Stadium, Saltlake City, Kolkata-700 098, Ph. (033) 4007 1489/90, E-mail: pyramid@mounthillrealty.com | www.mounthillrealty.com