

B. PAYMENT SCHEDULE

| S.N. | Event Name | % | Amount (Rs.) |
|-------------|---|-----------|-------------------------|
| 1 | Booking+0 Days | 100000.00 | |
| 2 | On Provisional Allotment (Less Booking money) | 10% | |
| 3. | On agreement | 10% | |
| 4 | On Completion of Piling | 10% | |
| 5 | On Completion of Ground floor Roof Casting | 10% | |
| 6 | On Completion of 1st Floor Roof Casting | 10% | |
| 7 | On Completion of 3rdFloor Roof Casting | 10% | |
| 8 | On Completion of 5th Floor Roof Casting | 10% | |
| 9. | On completion of 6 th floor roof casting | 10% | |
| 10 | On Completion of Brickwork of the unit | 5% | |
| 11 | On Completion of Plastering of the unit | 5% | |
| 12 | On Completion of The Said Unit | 5% | |
| 13 | On notice for possession | 5% | |

| S.N. | EXTRA CHARGES | AMOUNTS |
|------|--|---|
| 1. | Amenities charges | Rs. . on Saleable area |
| 2. | Transformer/HT services | Rs. _____/- per Sq.Ft. on Saleable area subject to actuals. |
| 3. | DG power backup | 1 KVA for 2BHK and 2 KVA for 3 BHK @ Rs. _____/- per KVA |
| 4. | Legal/Documentation Charges | Rs. 11000.00 for 2 BHK Rs 12500.00 For 3 BHK |
| 5. | Formation of Association | On actual |
| 6. | Stamp Duty/Registration Fee /incidental expenses/Service Tax | (At Applicable rates) |
| 7. | Club Membership Charges | Rs. 75/- per sq. ft. on saleable areas. |
| 8. | GST | On actuals |

D. DEPOSITS

| S.N. | DEPOSITS: | |
|------|--------------------------------|---|
| 1. | Electricity Meter Deposit | Amount (at actuals) |
| 2. | Sinking Fund | @ Rs10/- per sq. ft. on Saleable area |
| 3. | Refundable Maintenance Deposit | A sum calculated @Rs.1.50/- per sq. ft. per month for 12 months or any other rate as may be decided by us at the time of giving possession. |

| | | |
|----|---------------------|---|
| 4. | Club Membership AMC | Rs 1.00 per sqft for 12 months (AMC) |
| 5. | Corp. Taxes | Rs. 6/- per sq. ft. of the saleable area subject to actuals. In case the amount paid is more or less than the deposit, the difference will be payable by the Allottee or refundable to the Allottee, as the case maybe. |

NOTES:

1. GST as applicable from time to time shall be payable in addition to the above-said costs/price/deposits. Any change in the same shall also be charged as applicable along with other rates & taxes applicable if any.
2. The payments are to be made by means of Pay Order/Demand Draft/Account Payee local Cheque drawn in favour of "Archana Properties (P) Ltd." and drawn on any Bank in Kolkata and shall be deposited with or sent by registered post to the office of The Federal Bank Ltd., New Market, Kolkata – 700087.
3. Amounts will become payable within 10 days of the demand notice.
4. At the time of registration if market value is more than the value of the Said Unit, additional stamp duty as per the market valuation of the Registrar as also the applicable registration charges is also to be paid at the time of registration.
5. The Extra Charges mentioned in 1, 2 & 3 of (C) above will be payable in installments as per Payment Schedule given above.
6. The Extra Charges as mentioned in 4 of (C) above will be payable @ 50% on provisional allotment and 50% on possession of the Said Unit;
7. The Extra Charges as mentioned in item 5 & 6 of (C) above will be payable at the time of possession of the Said Unit.
8. Deposits of (D) above shall be payable on possession of the Said Unit.

Happy Homes V Price List

Price per sq ft is Rs 2590 per sq.ft.

Floor escalation Rs 15 per sq.ft. from 3rd floor onwards

PLC: South Facing: Rs 25 per sq ft. Garden Facing: Rs 25 per sq.ft.

Note: Above prices are inclusive of GST

Price for Ground floor Independent Car Parking: Rs 3 Lacs

Price for Ground floor Dependent Car Parking: Rs 2.5 Lacs

Price for Open Car Parking: Rs 2 Lacs

Car parking is optional.

N.B. - Buyers are advised to check the price before making any final decision

| Process of Payment | |
|--|---|
| On Application | 1 Lacs + GST |
| On booking Process/Allotment | 10% of total consideration value(-application money) (+) GST |
| On Execution of Agreement for sale | 10% of total consideration value (+) GST+ 50% of legal fees+2% of Registration fees |
| On Completion of Pilling Work | 10% of total consideration value (+) GST |
| On Completion of 1st floor casting | 10% of agreement value (+) GST |
| On Completion of 3rd floor casting | 10% of agreement value (+) GST |
| On Completion of 5th floor casting | 10% of agreement value (+) GST |
| On Completion of 7th floor casting | 10% of agreement value (+) GST |
| On Completion of Brick Work of said unit | 10% of agreement value (+) GST |
| On Completion of Flooring of said unit | 10% of agreement value (+) GST |
| On or before notice of possession | 10% of agreement value (+)extra charges (+) GST (+) 50% of legal charges |

Extra Charges

Legal Fees : Rs.11000 (50% on Agreement and 50% on possession)

Club Membership charge: to be decided later.

Generator Charge: Rs 30 per sq ft (On SBU) (2 BHK: 750 W, 3 BHK: 1000 W)

WBSEBL Meter Charge: On Actual

HT/LT Line Charges: Rs. 40 per sq.ft. (On SBU)

Corporation Tax Deposit/Panchayat Tax: Applicable on actual basis

Club Maintenance charges: Applicable on actual basis

Maintenance charges: On Actual

Deposits

Advance Maintenance charges: Rs.1.5 per sq.ft per month for 12 mon

Corpus Fund: Rs 10 per sq ft on chargeable area.

| | | |
|-----------------------------|---|--|
| Nomination Charges | : | Rs 25000/ |
| Cancellation charges | : | Before agreement : Rs 25000 + GST |
| | : | After Agreement : 10% on total consideration |

Note

GST applicable as per Government norms.

| | | |
|---------------------------------|---|------------------------------------|
| Bank Approval | : | HDFC, ICICI |
| Cheque to be in favor of | : | ARCHANA PROPERTIES PRIVATE LTD |
| Lock in Period | : | 1 year from execution of Agreement |