



Project Details:

1. NAME OF THE PROJECT: URBAN VISTA
2. LOCATION: 211 BUS ROUTE, INDIRA NAGAR, REKJOANI, RAJARHAT, KOLKATA – 700 135
3. TOTAL LAND AREA: 7 ACRES
4. NO. OF BLOCKS: 7
5. NO. OF FLOORS: G+14 (6 towers), G+11 (1 tower)
6. NO. OF UNITS : 985

APARTMENT SIZES:

<u>MINIMUM</u>					<u>MAXIMUM</u>				
<u>BHK</u>	<u>CARPET</u>	<u>BALCONY</u>	<u>BUA</u>	<u>PRICING</u>	<u>BHK</u>	<u>CARPET</u>	<u>BALCONY</u>	<u>BUA</u>	<u>PRICING</u>
2BHK	544 sqft	33 sqft	640 sqft	52 lakh onwards	2 BHK	602 sqft	31 sqft	695 sqft	57 lakh onwards
2.5 BHK	702 sqft	58 sqft	812 sqft	68 lakh onwards	2.5 BHK	723 sqft	37sqft	815 sqft	69 lakh onwards
3 BHK	749 sqft	33 sqft	850 sqft	70 lakh onwards	3 BHK	848 sqft	34 sqft	938 sqft	78 lakh onwards

SCHEDULE OF PAYMENT:

<u>Booking Amount</u>	<u>10 % of the total price</u>	<u>On Completion Of 9th floor Roof Slab Casting</u>	<u>10 % of the total price</u>
<u>On Agreement</u>	<u>20% of the total price (including booking amount)</u>	<u>On Completion Of The Top Floor Roof Slab Casting</u>	<u>10 % of the total price</u>
<u>On Completion Of Piling Work Of The Respective Block Or Building</u>	<u>10% of the total price</u>	<u>On Starting Of Brick Work/Plastering Of the Designated Apartment</u>	<u>10% of the total price</u>
<u>On Completion Of Ground Floor Slab Casting Of The Respective Block Or Building</u>	<u>10% of the total price</u>	<u>On Starting Of Flooring / Other Finishing Work Of The Designated Apartments</u>	<u>5% of the total price</u>
<u>On Completion Of 3rd Floor Slab Casting Of The Respective Block Or Building</u>	<u>10% of the total price</u>	<u>On Notice For Possession Of The Designated Apartment</u>	<u>5% of the total price</u>
<u>On Completion Of 6th Floor Slab Casting Of The Respective Block Or Building</u>	<u>10% of the total price</u>		

*The percentage will be calculated on "Total property value" and it will depend on the till date on the construction status.

OTHER CHARGES:

1. A sum of Rs. 38,000/- shall be calculated as legal charges (50% to be paid on agreement and 50% will paid on the registration)
2. The GST will be charged additionally, as per prevalent rate for future.
3. Charged and expenses for formation of association as required. The GST will be charged additionally, as per prevalent rate, ifapplicable.

INTEREST FREE DEPOSITS:

1. An amount calculated @ 36/- per sqft. On Built up Area of the flat shall be deposited by the purchaser with the developer as interest free security deposit, on account of maintenance of Urban Vista Project (to be paid on possession).
2. Security deposit for individual mater in respect of apartment shall be payable by the allottee directly to the WBSEDCL Ltd as and whenever demanded.
3. Security deposit towards Panchayat Tax may be reasonably required from the allottee by the promoter on or before taking possession of the apartment.

NOTE:

- Cost of transfer and/or registration of flat/Parking Space shall be done by the Advocate appointed by the Developer, at the cost and expenses of the Purchaser.
- in case purchaser wish to assign/Nominate his/her rights in favor of another person (before Registration of Flat/Parking Space), then amount calculated @ 3% of Total Sale value shall be charged from the purchaser as Nomination charges.
- GST, Registration charges, Stamp Duty etc. as applicable by the law.
- On property value on or above 50 lakh TDS of 1% has to be deducted by the payee.

