

**‘Panthaniwas Dooars’
Payment Schedule For Phase – II
(For Single Studio Apartment)**

PRICE CHART

Unit	Booking Amount	Allotment (15 days from booking)	Agreement (15 days from booking)	Installment for North-facing unit	Installment for South-facing unit	Unit cost of North-facing unit	Unit cost of South-facing unit
Top floor	25,000.00	50,000.00	85,000.00 80,000.00	As per payment schedule, attached below	As per payment schedule, attached below	16,00,000.00	15,50,000.00
Ground, 1st & 2nd floor	25,000.00	50,000.00	95,000.00 90,000.00	As per payment schedule, attached below	As per payment schedule, attached below	17,00,000.00	16,50,000.00

N.B. The unit cost includes flat cost, corpus fund, legal fees & extra schedule charges with GST as per norms. Stamp duty and registration fees shall be applicable as per actual, over & above the mentioned cost.

Signature of the Applicant _____

Date _____

**‘Panthaniwas Dooars’
Payment Schedule For Phase – II
DOWN PAYMENT OPTION
(For a Luxury Apartment)**

PRICE CHART

Unit	Booking Amount	Allotment (15 days from booking)	Agreement (15 days from booking)	Installment for North-facing unit	Installment for South-facing unit	Unit cost of North-facing unit	Unit cost of South-facing unit
Top floor	50,000.00	50,000.00	1,00,000.00 95,000.00	As per payment schedule, attached below	As per payment schedule, attached below	20,00,000.00	19,50,000.00
Ground, 1st & 2nd floor	50,000.00	50,000.00	1,10,000.00 1,05,000.00	As per payment schedule, attached below	As per payment schedule, attached below	21,00,000.00	20,50,000.00

N.B. The unit cost includes flat cost, corpus fund, legal fees & extra schedule charges with GST as per norms. Stamp duty and registration fees shall be applicable as per actual, over & above the mentioned cost.

Signature of the Applicant _____

Date _____

Schedule of Payment of the Sale Price as payable by the Allottee(s) / Transferee(s)

Sl. No.	Payment Schedule	Studio Apartment Amount (INR)	Luxury Apartment Amount (INR)
1	Booking	25,000.00	50,000.00
2	Allotment	50,000.00	50,000.00
3	Agreement for Sale	10% (- 75,000.00)	10% (- 1,00,000.00)
4	Foundation	25%	25%
5	First Casting	10%	10%
6	Second Casting	10%	10%
7	Third Casting	10%	10%
8	Fourth Casting	10%	10%
9	Brickwork	10%	10%
10	Flooring	10%	10%
11	Possession / Registration	5%	5%

Specifications in connection with the said unit

Structure: Earthquake resistant R.C.C. frame structure construction with infill brick walls.

Internal Walls: Cemented plastering overlaid with smooth, impressive plaster-of-paris.

Exterior: Latest waterproof non-fading exterior finish of the highest quality.

Staircase & Lobby: Decorated Ceramic Tile.

Balcony: Toughened Glass with Stainless Steel Railing.

Flooring: Quality Vitrified Tiles in all rooms, Anti-Skid Ceramic Tiles in Toilets.

Pantry: Matt finished Ceramic Tile Flooring, Counter top Granite with steel sink, Dado ceramic tiles up to a height of 2 feet from the counter top.

Sanitary Ware: White high quality porcelain fittings of reputed make. Chromium plated fitting of good quality with ISI mark.

Doors: Doors with MS frame and solid core flush doors, PVC doors in toilet.

Windows: Colored anodized aluminum sliding window.

Toilets: Matt finished ceramic tile flooring. Dado ceramic tiles up to a height of door top with provision for hot & cold water supply.

Electrical: Superior quality concealed copper wiring with the best standard Modular type switches and miniature circuit breakers. One AC point with starter fittings & one Geyser point with two 15 Amp. power points will be provided in pantry area.

Water Supply: 24 hour water supply from deep tube well.

Security System: 24 x 7 Security service & adequate fire fighting protection.

Other Treatment: Adequate Roof treatment in all the blocks.

Power Backup: 24 x 7 power supply, provision for generator in case of power cut.