

Prepared exclusively for: **Saurinika Kumar Saha / Debba Dutta Saha**  
 Prepared by: **TRAX GARDHI**  
 Dated: **16-Jan-23**

This price sheet is subject to management approval



Project Name	Floors	
Tower	Rohin	
Plot No.	303	
Unit Type (BHK)	Studio	
Floor	0	
	Sq Ft	Sq mt
Flat Area as Per RERA	307	28
Balcony Area B	0	0
On Balcony Area B	0	0

Screened value** (INR)	₹ 90,27,117
Taxes (INR)	₹ 40,000
Registration & Processing Fees*	₹ 5,41,630
CGST on Sale** (INR)	₹ 5,41,630
SGST on Sale** (INR)	₹ 5,41,630
Other Charges*** (INR)	₹ 500
State Application Amount	₹ 25,000
Legal Charges	₹ 5,000
Society / Condominium Formation Charges	₹ 50,000
Electric & Water Connection	₹ 20,000
Charges towards MCO connection	

Payment Schedule Item	%	Due Date	NV (I)	COST (II)	SGST (III)	TDS (IV)*****	Installment (HS-III) (V)
On Submission of RFR (Request for Reservation)	5%	16-Jan-23	₹ 4,51,356	₹ 27,081	₹ 27,081	₹ 4,514	₹ 5,01,000
Within 60 days of RFR	5%	17-Mar-23	₹ 4,51,356	₹ 27,081	₹ 27,081	₹ 4,514	₹ 5,01,000
Within 150 days of RFR or OC, whichever is earlier	80%	15-Jun-23	₹ 72,21,694	₹ 4,33,704	₹ 4,33,704	₹ 72,217	₹ 80,16,084
On completion of flooring of the unit	5%	-	₹ 4,51,356	₹ 27,081	₹ 27,081	₹ 4,514	₹ 5,01,000
On Intimation of possession after receipt of Occupation Certificate	5%	-	₹ 4,51,356	₹ 27,081	₹ 27,081	₹ 4,514	₹ 5,01,000
<b>Total Payable</b>	<b>100%</b>		<b>₹ 90,27,117</b>	<b>₹ 5,41,630</b>	<b>₹ 5,41,630</b>	<b>₹ 90,771</b>	<b>₹ 1,00,20,105</b>

\*Mortgage charges will be borne and paid by the developer at the applicable rate as notified by the State Government and prevailing at the time of registration of the Agreement.

\*\* Register with such inclusions. Fees subject to change as per government notification.

\*\*\* As per applicable provisions. All other taxes with as GST (Central and State) and services applicable as Other Charges, property tax etc. will be borne and payable by the owner and there will be payment of stamp duty/registration fee as applicable. The payment/amount shall be demanded by the Developer/Owner on completion of the respective milestones.

\*\*\*\* TDS shall be borne by the Developer/Owner and shall be paid to the Govt of India only.

\*\*\*\*\* TDS to be payable at the effective rate of 12% (twelve per cent) on the gross provided by the government.

-> Payment of stamp duty shall be paid by the buyer at the time of possession.

Minimum charges of Rs. 10 per sqft flat area including vat & tax and dry tax for 24 months shall be payable annually at the time of possession.

Water tax will be paid by the purchaser at prevailing local rates in relevant part of area.


Time period of 12 months shall be payable at the time of possession.

Project Location: Pk Districts Districts Limited, Sector 2, Collection Centre, Kolkata

Mahatma Registration No. - P5280924021 on <http://mahatma.mahatma.gov.in>


*Saurinika*  
*Debbadutta*

1,02,10,977/-

Prepared exclusively for:		Source	ADDRESSOR A																																																																
Prepared by:		Saumitra Kumar Saha / Deepa Dutta Saha Tejas Gandhi	Dated 16-Jan-23																																																																
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<p>* Stamp Duty charges will be born and paid by the developer at the applicable rates as notified by the State Government and prevailing at the time of registration of the Agreement.</p> <p>** Payable with each installment - Taxes subject to change as per government notification.</p> <p>*** Payable at time of possession. All other taxes with 18% GST (Central and State) and cesses as applicable on Other Charges, property tax etc. will also be additionally borne by the owner.</p> <p>All these i.e. the payments, milestones/installments are not sequential. The payment/instalment shall be demanded by the Developer/Owner on completion of the respective milestone.</p> <p>AV (R) refers to the amount in this Price Sheet shall mean to slab of the Tower only.</p> <p>TDS to be paid at the effective rate of 12% based on the coupon provided by the government.</p> <p>Tax credit point - Comm. after giving effect to the input tax credit benefit.</p> <p>Maintenance charges up to 10 per sqft flat area (including sink, bath, and dry bath) for 24 months shall be payable additionally at the time of possession.</p> <p>Water Tax will be paid by the purchaser at prevailing applicable rates in relevant point of time.</p> <p>Conveyance cost of ₹ 2 Lakhs shall be payable at the time of possession.</p> <p>Banking Facility: PRL Developers Private Limited Ravanta Tower 7 - Collection Escrow Account</p> <p>MHARERA Registration No. - P51800014021 on <a href="https://maharera.mahaonline.gov.in">https://maharera.mahaonline.gov.in</a></p>																																																																			

*Saumitra*  
*Deepa*

102,10,977/-

Prepared exclusively for:		Saurinika Kinner Saha / Deepa Dutta Saha		Date			
Prepared by:		Tapan Chandra		16-Jan-23			
Project Name	<b>Revanta</b>	This price sheet is subject to management approval					
Tower	North						
Flat No.	001						
Unit Type (BHK)	Studio						
Floor	9						
Net Area as Per B/S&M	307	307					
Balcony Area B	0	0					
Car Balcony Area B	0	0					
Agreement Value (A/C)					₹ 90,27,117		
Taxes (B)					₹ 11,03,710		
Registration & Processing Fees*				₹ 40,000			
CGST on Sale **@ 18% (B/CN)				₹ 1,61,830			
SGST on Sale **@ 18% (B/CN)				₹ 1,61,830			
Other Charges *** (C)					₹ 1,00,000		
Stamp Application Amount				₹ 500			
Legal Charges				₹ 25,000			
Society / Condominium Formation Charges				₹ 5,000			
Electric & Water Connections				₹ 10,000			
Charges towards MGI connection				₹ 20,000			
<b>Summary of study cost</b>	<b>%</b>	<b>Due Date</b>	<b>AV (B)</b>	<b>COST (B)</b>	<b>SGST (B)</b>	<b>TDS (B/CN)</b>	<b>Installment (B/D+H) fee</b>
On Submission of RFR (Request for Reservation)	1%	16-Jan-23	₹ 4,53,330	₹ 27,001	₹ 27,001	₹ 4,534	₹ 5,01,000
Within 60 days of RFR	5%	17-Mar-23	₹ 4,31,350	₹ 27,001	₹ 27,001	₹ 4,534	₹ 5,01,000
Within 180 days of RFR or OC, whichever is earlier	80%	15-Jun-23	₹ 77,22,894	₹ 4,31,304	₹ 4,31,304	₹ 72,217	₹ 90,10,084
On completion of flooring of the unit	1%	-	₹ 4,52,338	₹ 27,001	₹ 27,001	₹ 4,534	₹ 5,01,000
On Intimation of possession after receipt of Occupation Certificate	1%	-	₹ 4,51,354	₹ 27,001	₹ 27,001	₹ 4,534	₹ 5,01,000
<b>Total Payable</b>	<b>100%</b>		<b>₹ 90,27,117</b>	<b>₹ 9,41,630</b>	<b>₹ 9,41,630</b>	<b>₹ 90,271</b>	<b>₹ 1,10,20,105</b>
Stamp Duty (A/C) (1.5%)							₹ 1,35,40,726
<p>Making duty charges will be borne and paid by the developer at the applicable rates as notified by the State Government and paying at the time of registration of the Agreement</p> <p>** Payable with each installment - Taxes subject to change as per government notification</p> <p>*** Details of amount payable: All other taxes such as GST (CGST and SGST) and other charges as per applicable law will also be additionally borne by the purchaser</p> <p>*** In case of any payment discrepancy, the purchaser shall be responsible. The amount of installment shall be reimbursed by the Developer/Owner on completion of the respective milestone</p> <p>*** All payments shall be made to the Project Bank Account and not to the personal bank account of the Developer</p> <p>** GST is payable at the effective rate of 18% based on the option provided by the government</p> <p>* A purchase price of 10% is being given off the legal fee based on the</p> <p>four months straight up to 10% per sqft flat area (including well, tank, and sky deck) for 18 months shall be payable additionally at the time of possession</p> <p>*** The cost of the 2.5% shall be payable at the time of possession</p>							
<p>Bank of Baroda: P.K. Choudhary Private Limited Revanta Tower 2, Collection Trower Account</p> <p>Maharashtra Registration No. - P3200014021 on <a href="https://maharashtra.maharashtra.gov.in">https://maharashtra.maharashtra.gov.in</a></p>							

*Saurinika*  
*Deepa*

1,02,10,977/-