

Payment Schedule (1st Phase)
Construction linked Payment

1	Application Money	Rs.51000 /- + S.T.(as applicable)
2	Allotment Money (Payable Within 15 days from the date of Allotment)	[10% of Total Consideration (-) Application Money] + S.T.(as applicable)
3	At the time of Agreement	10% of Total Consideration + S.T.(as applicable) + 50% of Documentation / Legal Fees + S.T.(as applicable)
4	On completion of Foundation	5% of Total Consideration + S.T.(as applicable)
5	On completion of 1st floor roof casting	10% of Total Consideration + S.T.(as applicable)
6	On completion of 3rd floor roof casting	10% of Total Consideration + S.T.(as applicable)
7	On completion of 5th floor roof casting	5% of Total Consideration + S.T.(as applicable)
8	On completion of 8th floor roof casting	10% of Total Consideration + S.T.(as applicable)
9	On completion of Brick work (of Said Flat)	10% of Total Consideration + S.T.(as applicable)
10	On completion of Flooring (Of said unit)	10% of Total Consideration + S.T.(as applicable)
11	On installation of Lift	10% of Total Consideration + S.T.(as applicable)
12	On or Before Possession	10% of Total Consideration + S.T.(as applicable) + balance amount of Documentation / Legal Fees + Club Membership Charges + Maintenance Deposit + Sinking Fund + Deposits for Rates & Taxes + Cost for Formation of Association + Charges for Electricity Meter (at actual) + Generator Charges +Transformer/HT Services +S.T.(as and where applicable)

Schedule of Charges

1	Preferred Location Charges	South Facing = Rs. 20/- per sq.ft
2	Floor Escalation Charges	Rs. 10/- per sq.ft per Floor from 2rd Floor onwards Except Ground floor, First floor and Top floor.
3	Car parking Charges	OCP = Rs. 175000/- CCP = Rs. 275000/- 2-Wheeler = Rs. 35000/-
4	Club Membership Charges	Rs. 40/- Per sq.ft

EDC & Deposits

1	Generator Charge	Rs 30000 /- per KW (2BHK – 0.5 KW / 3 BHK (Small) – 0.75 KW /3 BHK (Big)-1.0 KW
2	Transformer/HT Services	Rs 50/- per sq.ft
3	Documentation / Legal Fees	Rs 12,000 /- per unit
4	Maintenance Deposit	Rs 15/- per sq.ft
5	Sinking Fund	Rs 20/- per sq.ft
6	WBSEB Security Deposit	As per actual
7	Deposits for Rates & Taxes	Rs 20/- per sq.ft
8	Cost of formation of Association	As per actual
9	Cancellation Charge	Rs 21,000/- before Allotment, Rs. 51000/- before Agreement, Rs. 100000/- after Agreement
10	Nomination Charge	Rs 50/- per sq.ft
11	Lock In period	12 months from the date of agreement
12	Late payment charges	Interest @ 18% per annum
13	Cheque bounce charges	Rs 500/- per cheque

TOTAL CONSIDERATION = Basic Price + Floor Rise Charge (as applicable)+ PLC (as applicable)
+ Car/2-Wheeler parking (as applicable)

All Payments should be made in favor of “Aristo Infra Developers LLP ”

Payments received by cheques are subject to realization

NB: above Payment plan, Terms & Conditions or any other detail can be changed and/or be modified at any time at the sole discretion of the Developer.