



SIDDHA

suburbia

 A RIYA-SIDDHA PROJECT

HIRA/P/SOU/2018/000119

Location: Khasmallick near Smriti Mahal Restaurant, On Southern Bypass (EM Bypass Extension)
10 minutes from Kamalgazi Flyover South 24 Parganas, Kolkata 700145

Flat Type	Carpet Area (in sq ft)
2 BHK	915 - 920
2 BHK + Study	995 - 1075
3 BHK	1210 - 1290

*Cheque name: "Siddha Town Baruipur LLP Suburbia Collection Escrow Account"

Payment Terms:

Particular	Construction Linked Payment
Car Parking	
MLCP	Rs. 4,00,000/-
Club Membership	Rs. 75/- per sq ft
Premium Location Charges	
Floor Escalation	Rs. 15/- per sq ft (from 2nd floor onwards)
South Facing	Rs. 100/- per sq ft
Garden Facing	Rs. 50/- per sq ft
Extra Charges	
HT / LT	Rs. 40/- per sq ft
Power Back up	Rs. 25,000/- per KVA
Maintenance Deposit	Rs. 18/- per sq ft
Legal Fees	Rs. 20,000/-
Misc. Charges for Registration	Rs. 6,500/-
Formation of Association	Rs. 2,500/-

Note- The aforementioned Payment terms are on the basis of Super Built up Area

Construction Linked Payment Plan (G+14 Towers)

Stage of Construction	Amount % of total consideration
On Application	Rs 51,000/-
On Allotment of Said Flat	10% of total consideration + GST as applicable
On Execution of Agreement for Sale	10% of total consideration + GST as applicable
On Commencement of Piling	10% of total consideration + GST as applicable
On Completion of Ground Floor Roof Casting	10% of total consideration + GST as applicable
On Completion of 2nd Floor Roof Casting	10% of total consideration + GST as applicable
On Completion of 4th Floor Roof Casting	10% of total consideration + GST as applicable
On Completion of 6th Floor Roof Casting	10% of total consideration + GST as applicable
On Completion of 8th Floor Roof Casting	5% of total consideration + GST as applicable
On Completion of 10th Floor Roof Casting	5% of total consideration + GST as applicable
On Completion of 12th Floor Roof Casting	5% of total consideration + GST as applicable
On Completion of 14th Floor Roof Casting	5% of total consideration + GST as applicable
On Flooring of the Said Flat	5% of total consideration + GST as applicable
On offer of possession of the Said Unit	5% of total consideration + GST as applicable + Extra Charges

Amenities :

Deck ▪ Swimming pool ▪ Unisex change room ▪ Kid's pool ▪ Community shop ▪ Coffee shop ▪ Pre function hall
 ▪ Store ▪ Squash court ▪ Toddler's room ▪ Toilet ▪ Multi-purpose hall ▪ Gym ▪ Open terrace ▪ Games room
 ▪ Mini theatre

Skywalk Features :

Water feature & fountains ▪ Sit out ▪ Observatory deck ▪ Planter ▪ Skating rink ▪ Adda zone ▪ Rock climbing
 ▪ Senior citizen area/adda zone ▪ Children's play area ▪ Ludo court ▪ Pantry/Service room ▪ Serving counter
 ▪ Party lawn ▪ Outdoor seating/exhibition area ▪ Organic farms ▪ Rainbow garden ▪ Outdoor fitness
 ▪ Yoga and meditation area ▪ Amphitheatre ▪ Jogging track ▪ Store ▪ Party deck ▪ Sky-plex

Facilities:

Visitors' car parking area ▪ Intercom ▪ Treated drinking water facility ▪ Firefighting system ▪ Broadband point
 ▪ Sewage treatment plant ▪ Power backup for common areas ▪ 24 hours water supply ▪ Elevators
 ▪ Security with 24X7 surveillance ▪ Door phones ▪ Residents cycle stand ▪ Pet-friendly zone ▪ Sidewalk
 ▪ Pergola ▪ Seating zone ▪ Ramp for handicaps in suitable areas etc