

CANOPAS PROJECTS PRIVATE LIMITED

25,NAFAR CHANDRA DAS ROAD ,KOLKATA -700034

CIN:- U45500WB2020PTC241274

Email id : canopasprojects@gmail.com

To
The Secretary,
West Bengal Real Estate Regulatory Authority (WB-RERA),
Kolkata.

Date: 08/07/2025

Subject: Application for Modification of Payment Terms in Agreement for Sale – Canopas Apartment, RERA No. WBRERA/P/KOL/2024/001323

Respected Sir/Madam,

I, Gautam Goswami, Director of Canopas Projects Pvt. Ltd., having our registered office at 13, Nafar Chandra Das Road, Behala, Kolkata – 700034, respectfully submit this application seeking your kind approval to modify the payment terms mentioned in the Agreement for Sale for our project “Canopas Apartment”, bearing RERA Registration No. WBRERA/P/KOL/2024/001323.

Previously, as per RERA rules, developers were permitted to collect a maximum of 20% + GST on or before execution of the Agreement for Sale, and accordingly, we had collected this amount from our earlier allottee. However, following the recent amendment in the West Bengal RERA rules, the permissible limit has now been revised to 10% + GST on or before the agreement.

In order to align with the amended regulations and ensure compliance, we intend to update the payment schedule in the Agreement for Sale as per the new stage-wise plan mentioned below:

1. On Agreement: 10% + GST
2. On completion of Plinth Level Construction: 10% + GST
3. On completion of Ground Floor Roof Casting: 10% + GST
4. On completion of 1st Floor Roof Casting: 10% + GST
5. On completion of 2nd Floor Roof Casting: 10% + GST
6. On completion of 3rd Floor Roof Casting: 10% + GST
7. On starting of Brickwork: 20% + GST
8. On starting of Flooring: 15% + GST
9. On Possession: 5% + GST

We kindly request you to consider this application and grant permission to incorporate the revised milestone-based payment plan in our Agreement for Sale.

Thanking you,
Yours faithfully,

CANOPAS PROJECTS PRIVATE LIMITED


Director

Gautam Goswami
Director, Canopas Projects Pvt. Ltd.