

Pre-Launch Pricing & Payment Schedule

Tower A2 & B2

Unit Particulars	
Type of Apartment	b
Saleable Basic Area in sq.ft. (SBA)	1,711.29

Basic Sale Value	
Rate in ₹ / sq.ft. (R)	8,500
Basic Sale Value in ₹ (BSV = SBA x R)	14,545,965
Service Tax in ₹ (ST)	610,931
Swachh Bharat Cess in ₹ (SBC)	21,819
Krishi Kalyan Cess in ₹ (KKC)	21,819
Basic Sale Value with Service Tax, Swachh Bharat Cess & Krishi Kalyan Cess in ₹ (A = BSV+ST+SBC+KKC)	15,200,533

Preferred Location Charges	
Green Facing - ₹ 200 / sq.ft., Corner - ₹ 200 / sq.ft. - to be added to BSV	As Applicable
Floor Rise Charges (1st to 5th Floor) - ₹ 150 / sq.ft. - to be added to BSV	As Applicable

Other Charges	
External & Infrastructure Development Charges (EDC & IDC) in ₹	475,739
Clubhouse Charges including ST, SBC & KKC in ₹	287,500
Service Charges including ST, SBC & KKC in ₹	230,000
Maintenance Deposit in ₹	342,258
Total Other Charges in ₹ (B)	1,335,497
Total Sale Value excluding Registration & Stamp Duty in ₹ (C = A+B)	16,536,030

Payment Schedule	
Booking Amount in ₹	300,000
Payable within 30 Days from Booking Date (Less booking amount paid)	10% of A
Payable within 90 Days from Booking Date	10% of A
100% of EDC & IDC Charges Payable within 120 days from booking date	
Payable within 240 Days from Booking Date	10% of A
On Completion of Foundation Works	8%
On Completion of Basement Roof Slab	8%
On Completion of First Floor Roof Slab	8%
On Completion of Fifth Floor Roof Slab	9%
On Completion of Ninth Floor Roof Slab	9%
On Completion of Thirteenth Floor Roof Slab	9%
On Completion of Terrace Slab	9%
On Completion of Internal Plastering in all the Apartments Excluding Balconies, Utilities, Common Area, Shafts, Ducts, etc.	5%
On Hand Over - 5 % of Basic Sale Value (A) & Total Other Charges (B) excluding EDC & IDC	5%

1. EDC & IDC are pro-rated per Unit as applicable, any revision would be charged on pro-rata basis from the customers
2. Service Tax, VAT, GST, SBC & KKC are as per the prevailing regulations & rates and subject to change
3. Service Charges are as per the prevailing rates and subject to change
4. Electricity, Water, Sewerage and other Infrastructure Charges are yet to be ascertained and will be payable by the Customers at the time of Handover
5. Registration and Stamp duty charges are payable by the Customers at the time of possession
6. Demand note for payment will be on the basis of completion of the milestone attributed to the particular Tower / Wing in the project in which above apartment is located
7. Any other statutory charges which may be imposed by the authorities from time to time will also be payable by the customers at actual
8. Basic Sale Value is inclusive of One Car Parking Space
9. SBA is subject to change