

AGRAWAL RAKA CONSTRUCTION

01-04-2015

Pisoli S.no. 32 A-1 ,A-2 , A-3 , A-4



Flat Details	2BHK	2BHK	2BHK	3BHK	2BHK	2BHK	2BHK	3BHK
CARPET AREA	544	631	660	800	544	628	660	800
TERRACE CARPET AREA	62	84	70	70	80	80	80	80
SALEABLE AREA	788	930	949	1131	811	920	962	1144
RATE /SQFT	4100	4100	4100	4100	4200	4200	4200	4200
FLAT COST WITH PARKING	3430800	4013000	4090900	4937100	3606200	4064000	4240400	5104800
OTHER CHARGES (MSEB , LEGAL, SOC. FORMATION , DEVELOPMENT)	150000	150000	150000	150000	150000	150000	150000	150000
GOVT. CHARGES								
STAMP DUTY -- 5%	171540	200650	204545	246855	180310	203200	212020	255240
REGI. FEE 1% OR MAX. 30,000/-	30000	30000	30000	30000	30000	30000	30000	30000
TOTAL	3782340	4393650	4475445	5363955	3966510	4447200	4632420	5540040

PAYMENT SCHEDULE

15%	ON BOOKING
85%	WITHIN 1 MONTH OF BOOKING

Note:

- Rates are subject to change without prior notice
- Stamp duty, Registration and Other charges are payable at the time of agreement.
- Stamp duty and Registration charges are subject to change at any time as per government notifications and would be applicable at actual.
- Agreement would be executed within 20 days from the date of booking on payment of initial booking amount of 15 %.
- 3 BHK will be provide double parking space.
- In case of cancellation, Rs.25000/- would be charged as cancellation charges. .
The balance amount will be refunded only after booking and payment of same flat by another customer.
- In case, the buyer wishes to transfer/sell his/her flat before the formation of the society, he/she will be liable to pay transfer fees @ 2% of the total consideration to the developer
- The buyer will not be entitled to sell his/her own flat until the possession is handed over.
Such a transfer/sale will tantamount to a cancellation of the booking and cancellation charges in such a case will be applicable.
- The Developer will maintain the society for a period of one year only from the date of completion (as certified by the Architect).
- Rs.100/- per sq.ft. would be collected as contribution towards corpus fund for maintenance of the soc. at the time of possession.
This corpus fund will be handed over to the society after the formation of the society.
- Rs.25 per sq.ft. would be charged extra per floor as Floor Rise from the 8th Floor onwards.
& Rs.50/- per sq.ft. extra for garden facing flats.
- Cheque/Demand Draft should be drawn in favour of -Agrawal Raka Construction, payable at Pune

Ready Possession