

PAYMENT PLAN

A. Construction Linked Payment Plan

S. No.	Payment Due	Percentage (%) of BSP	Other Applicable Charges
1	On Booking along with application form	As Applicable*	
2	On Or before 2 month from the date of PAL	10% (Less Booking Amount*)	
3	On Or before 4 month from the date of PAL	10%	
4	On Laying of Stilt Roof Slab	10%	IDC
5	On Laying of 3rd floor roof slab	15%	EDC
6	On Laying of 5th Floor Roof Slab	15%	
7	On Laying of top Floor Roof Slab	15%	
8	On Completion of Internal Plaster within Apartment	15%	ESSC
9	On Offer of possession of the apartment	10%	IFMD + Maintenance Advance + One time Lease Rent Charges+ Stilt Car Parking charges (If applicable)
TOTAL		100%	

Notes:

1. Installments under S. No. 4-8 may run concurrently with those under S. No. 1 to 3 based on the physical progress of Work at site.
2. The demand letter for Installments at S. No. 4-8 shall be sent in advance providing for payment period of up to 15 days.

B. Down Payment Plan

S. No.	Payment Due	Percentage (%) of BSP	Other Applicable Charges
1	On Booking along with application form	As Applicable*	
2	On or before 30 days from the date of PAL	95% (Less Booking Amount*)	IDC+EDC+ESSC
3	On offer of possession of the apartment	5%	IFMD + Maintenance Advance + One time Lease Rent Charges + Stilt Car Parking charges (If applicable)
TOTAL		100%	

Notes: Down payment discount shall be upto a maximum of 10% of BSP based on the stage of construction at the time of issuance of PAL

PRICE LIST

Floors	BSP (In Rs.)	
	Per Sq. m.	Per Sq. ft.
1st Floor	30,139	2,800
2nd Floor	29,870	2,775
3rd Floor	29,601	2,750
4th & above	29,063	2,700

(Additional Service Tax, as applicable)

Other Applicable Charges:

S. No.	Payment Head	Charges / Rate (in Rs.)
1	Internal Development Charges (IDC)	808/- per sq. m. (75/- per sq. ft.)
2	External Development Charges (EDC)	808/- per sq. m. (75/- per sq. ft.)
3	Electric Sub Station Charges (ESSC)	431/- per sq. m. (40/- per sq. ft.)
4	One Time Lease Rent charges	538/- per sq. m. (50/- per sq. ft.)
5	Interest Free Maintenance Deposit (IFMD)	538/- per sq. m. (50/- per sq. ft.)
6	Maintenance advance for one year	17/- per sq. m (1.50 per sq. ft.) per month

Notes:

1. The Basic Price is for the indicated Super area and is not inclusive of other applicable charges mentioned above.
2. Stamp Duty, Registration Charges, and legal / miscellaneous expenses etc., shall be borne by the Allottee.
3. Stilt car parking is available at a price of Rs. 1.00 lakh per car parking slot and the applicant can apply for one car park slot. It will be allocated via draw of lots and the consideration shall be payable along with amount due upon offer of possession of the apartment.
4. The Super Areas mentioned in the brochure and/or other documents are based upon the concept plans and thus indicative only.
5. Exact super area of Apartment shall be calculated at the time of handing over Possession of property as constructed. Increase / decrease of the area shall be charged proportionately as per the allotment terms.
6. The super area means the covered area of the demised premises inclusive of the Area under the periphery walls, area under columns and walls within the demised premises, half of the area of the