

duplex villas: 418 sq.mt. unit a, phase 2

Area Details of a Typical Unit

Plot Area	500 (sq.yd.) / 418 (sq.mt.) (approx.)
Saleable Built-up Area (SBA)	3159.2 (sq.ft.) / 293.4 (sq.mt.) (approx.)

Price (approx.)

Basic Sale Price (BSP)	₹3.79 Crores
Preferential Location Charges (PLC) (on BSP)	Green facing / Adjoining - 5%, Corner - 5%
External Development Charges (EDC) (₹4285 per sq.yd. of plot area)	₹10.71 Lacs
Infrastructure Development Charges (IDC) (₹708 per sq.yd. of plot area)	₹1.77 Lacs
Maintenance Deposit (₹200 per sq.ft. of SBA)	₹6.31 Lacs
Club Membership Fee	₹2.00 Lacs
Service Charges	₹4.50 Lacs
CGST Charges	₹23.32 Lacs
SGST Charges	₹23.32 Lacs

Construction Linked Payment Schedule	Basic Sale Price (including PLC)	EDC & IDC
Booking Amount	₹25 Lacs	
30 days from Booking	10% (less booking amount paid)	
60 days from Booking	--	100%
90 days from Booking	15%	
On completion of foundation work	10%	
On completion of ground floor roof slab or 60 days from the PRL* date of completion of foundation work, whichever is later	10%	
On completion of first floor roof slab or 60 days from the PRL* date of completion of ground floor roof slab, whichever is later	10%	
On completion of second floor roof slab or 60 days from the PRL* date of completion of first floor roof slab, whichever is later	10%	
On completion of third floor roof slab or 60 days from the PRL* date of completion of second floor roof slab, whichever is later	10%	
On completion of block work excluding shafts, ducts etc.	10%	
On completion of internal plastering excluding shafts, ducts etc.	5%	
On completion of internal flooring	5%	
On handover / offer of handover	5%	

Note:

- The pricing for individual units might vary based on the size of the plot
- The Saleable Built-up Area (SBA) is subject to minor changes based on approvals from Govt. authorities
- External Development Charges (EDC) and Infrastructure Development Charges (IDC) are pro-rated per unit as applicable to this Project. In case of any upward revision in future by the Govt. agencies, the same would be charged on pro-rata basis from the Customers
- Maintenance deposit, club membership fee & service charges are payable at the time of handover
- Government charges towards Electricity, Water & Sanitary are to be ascertained & payable by the Customers at the time of possession and are not included in the above price
- Service Tax, VAT and other government levies or duties as applicable at present or to be applicable in future shall be extra, will be borne by the Customers and are not included in the above price
- GST as & when applicable shall be extra, will be borne by the Customers and is not included in the above price
- Registration and Stamp Duty charges to be ascertained & payable by the Customers at time possession and are not included in the above price
- Any other statutory charges which may be imposed by the authorities from time to time will also be payable by the Customers on actual
- *PRL stands for Payment Request Letter
- 1 sq.yd. = 9 sq.ft. = 0.83 sq.mt.