

PAYMENT TERMS :

PRICING OF Flats	
Base price	2 Bed Room : INR 5800 per sft ; 3 bed & 4 Bed : INR 5900 /Sft;
EMD	INR 2,00,000 booking amount for 2br,3br,4br
Car Parking *	INR 200,000 for 2 Br flat per car park - INR 350000 for 3Br and INR 500,000 (2 cars Stacked parking) for 4Br
East Facing Preferred Location Charges	INR 50 per Sft
Floor Rise Preferred Location Charges	INR 20 per Sft for floor rise shall be applicable from 5th floor to 9th floor AND INR 40 per sft shall be applicable from 10th to 13th Floors onwards
Amenity Charges	INR 300,000 per Flat
Infrastructure development cost	INR 100 per Sft for external Infrastructure cost
Corpus Fund	INR 50 per Sft (to be payable at the time of execution of conveyance / sale deed). This amount will be deposited with Resident Welfare Association, once it is constituted.
Maintenance Charges	INR 2 per Sft per month for 12 months (to be payable at the time of execution of conveyance / sale deed) After 12 months the elected society shall own the maintenance.
5% GST is applicable on base price, car parking cost, PLCs (Preferred Location Charges), and infrastructure development costs. However, based on the reconciliation of accounts at the time of registration, actual GST amount payable shall be arrived at and the difference in the GST amount, if any, shall be adjusted in the last payment.	
18% GST is applicable on maintenance charge collected for 12 months @2 Rs per sft per month on saleable area	
Registration Fee & Stamp Duty shall be borne by the Allottee and payable to the registration department at the time of registration of Sale & Conveyance / Sale Deed.	
GST is as per prevailing rates and may vary as per government decision from time to time.	
All infrastructure Connection charges payable to institutions like Power , water, UDS , Gas, DTH, Wifi etc are payable by the allottee	