

The Villas

PRICE LIST

w.e.f 22nd June 2009

Type	Plot Area		Area		Basic Sales Price (BSP)	
	Sq.mts.	Sq.yrds.	Super Area Sq.ft.	Terrace Area Sq.ft.	Bareshell Rs.	Universal Rs.
420 (I)	420	502.32	6869	1312	3,38,24,875/-	3,75,87,375/-
420 (II)	420	502.32	6664	1178	3,26,02,235/-	3,62,28,735/-
420 (III)	420	502.32	6760	1026	3,26,92,135/-	3,63,28,635/-
840 (II)	850	1016.60	10451	2201	4,88,89,701/-	5,46,65,451/-
840 (II)	863	1032.14	10451	2201	4,94,25,509/-	5,52,01,259/-

In addition to the above mentioned Basic Sale Price (BSP) following charges are applicable:

Interest Free Maintenance Deposit (IFMS)	:	Rs. 250/- per sq.yard of plot area
External Development Charges (EDC)	:	Rs. 825/- per sq. yard of plot area
Infrastructural Development Charges (IDC)	:	Rs. 400/- per sq. yard of plot area
Club Membership Registration Charges (Mandatory)	:	Rs .1,00,000/-
Preferential Location Charges (PLC) #	:	5% of Basic Sales Price for each Preferential Location

PLC shall be charged for the preferential location such as:

- 1) Corner Villa
- 2) Villa Facing or Adjoining the Park/ Green Belt
- 3) Villa abutting 24mtr road and above

* The Company would pay to the allottee (s) Rs.4/- per sq. ft. per month of Super Area of the Villa for any delay in offering possession of the Apartment beyond the period of 15 months (in case of Bareshell specification) and 18 months (in case of Universal Specification) from the date of execution of the agreement to sell. Similarly, the allottee (s) would also be liable to pay holding charges @ Rs. 4/- per Sq.ft. per month of Super Area of the Villa if the allottee(s) fails to take possession of the Apartment within 30 days from the date of issuance of the final notice of possession.

* The Maintenance Charges for a period of 3 (Three) years shall be payable in advance before the possession of the Villa is given to the Allottee(s).

* Registration Charges will be payable by the allottee (s) as applicable at the time of offer of possession.

* The above Prices/Payment Plans are subject to revision/withdrawal at any given time without notice at the sole discretion of the Company. Prices mentioned above are escalation free.

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ANNEXURE A

PAYMENT PLANS

PLAN A : DOWN PAYMENT PLAN

Rebate 9.5% on Basic Sale Price

At the time of Registration	:	10% of BSP
Within 45 Days of Registration	:	85% of BSP + PLC + 50% of CMRC
On Final Notice of Possession	:	5% of BSP + 50% of CMRC + Stamp duty, Registration Fees and other charges as Applicable.

PLAN B : CONSTRUCTION LINKED INSTALLMENT PLAN (FOR BAREHELL SPECIFICATION)

At the time of Registration	:	10% of BSP
Within 75 days of Registration	:	10% of BSP + 25% of EDC + 25% of IDC
Within 150 days of Registration	:	10% of BSP + 25% of EDC + 50% of PLC + 25% of IDC
On commencement of construction/demarcation of the plot	:	10% of BSP + 25% of EDC + 50% of PLC + 25% of IDC
#On construction reaching Lintel Level	:	10% of BSP + 25% of EDC + 25% of IDC
On casting of Ground Floor Roof	:	10% of BSP + 50% of CMRC
On casting of First Floor Roof	:	10% of BSP
On completion of brick work and internal plastering	:	10% of BSP
On completion of internal plumbing (Pipe Work only)	:	10% of BSP
On completion of External plastering	:	5% of BSP
On Final notice of possession	:	5% of BSP + 50% of CMRC + Stamp duty, Registration Fees and other charges as Applicable.

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PLAN C : CONSTRUCTION LINKED INSTALLMENT PLAN (FOR UNIVERSAL SPECIFICATION)

At the time of Registration	:	10% of BSP
Within 75 days of Registration	:	10% of BSP + 25% of EDC + 25% of IDC
Within 150 days of Registration	:	10% of BSP + 25% of EDC + 50% of PLC + 25% of IDC
On commencement of construction/demarcation of the plot	:	10% of BSP + 25% of EDC + 50% of PLC + 25% of IDC
#on construction reaching Lintel Level	:	10% of BSP + 25% of EDC + 25% of IDC
On casting of Ground Floor Roof	:	10% of BSP + 50% of CMRC
On casting of First Floor Roof	:	10% of BSP
On completion of brick work and internal plastering	:	5% of BSP
On completion of flooring	:	5% of BSP
(Except final grinding and plastering)		
On completion of internal electrification (Without electrical fittings)	:	5% of BSP
On completion of internal plumbing (Without sanitary fittings)	:	5% of BSP
On completion of External plastering	:	5% of BSP
On Final notice of possession	:	5% of BSP +50% of CMRC + Stamp duty, Registration Fees and other charges as Applicable.

Other charges include Maintenance Security, Maintenance Charges, Stamp Duty Charges, Registration Fees and other charges payable as per agreed terms

The installment and installments listed here above shall become payable on demand irrespective of the serial order in which they are listed.