

duplex villa : unit a

Area Details of a Typical Unit	
Plot Area	600 (sq. yd.) (approx) / 5400 (sq. ft.) (approx)
Saleable Built-up Area (SBA)	3493.15 (sq. ft.) (approx)

Price	
Basic Sale Price (BSP)	Rs. 3.55 Crores
EDC (Rs. 4285 per sq.yd. of plot area)	Rs. 12.85 Lakhs
IDC (Rs. 708 per sq.yd. of plot area)	Rs. 2.12 Lakhs
Maintenance Deposit (Rs. 200 per sq. ft. of SBA)	Rs. 6.98 Lakhs
Club Membership Fee	Rs. 2.00 Lakhs
Preferential Location Charges (PLC) (on BSP)	Green facing / Adjoining - 5%, Corner -5%

Construction Linked Payment Schedule	Basic Sale Price (including PLC)	EDC & IDC
Booking Amount	Rs. 15 Lakhs	
30 days from Booking	25% (less booking amount paid)	
60 days from Booking	--	50%
On Completion of Foundation Works	10%	50%
On Completion of Basement Roof Slab	10%	
On Completion of Ground Floor Roof Slab	10%	
On Completion of First Floor Roof Slab	10%	
On Completion of Second Floor Roof Slab	10%	
On Completion of Block Work	10%	
On Completion of Internal Plastering	5%	
On Completion of Internal Flooring	5%	
On Handover/On 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 Customer
- Maintenance Deposit and Club Membership Fee are payable at the time of handover
- Government charges towards Electricity, Water & Sanitary are to be ascertained and payable by the Customers at the time of handover
- Service Tax, VAT and other government levies or duties as applicable at present or to be applicable in future shall be extra and will be borne by the Customers
- Registration and Stamp duty charges to be ascertained and payable by the Customer at the time of execution of sale deed
- Any other statutory charges which may be imposed by the authorities from time to time will also be payable by the Customers at actuals
- 1 sq. yd. = 9 sq. ft. = 0.83 sq. mt.

duplex villa : unit b

Area Details of a Typical Unit	
Plot Area	600 (sq. yd.) (approx) / 5400 (sq. ft.) (approx)
Saleable Built-up Area (SBA)	4497.69 (sq. ft.) (approx)

Price	
Basic Sale Price (BSP)	Rs. 4.29 Crores
EDC (Rs. 4285 per sq.yd. of plot area)	Rs. 12.85 Lakhs
IDC (Rs. 708 per sq.yd. of plot area)	Rs. 2.12 Lakhs
Maintenance Deposit (Rs. 200 per sq. ft. of SBA)	Rs. 8.99 Lakhs
Club Membership Fee	Rs. 2.00 Lakhs
Preferential Location Charges (PLC) (on BSP)	Green facing / Adjoining - 5%, Corner -5%

Construction Linked Payment Schedule	Basic Sale Price (including PLC)	EDC & IDC
Booking Amount	Rs. 15 Lakhs	
30 days from Booking	25% (less booking amount paid)	
60 days from Booking	--	50%
On Completion of Foundation Works	10%	50%
On Completion of Basement Roof Slab	10%	
On Completion of Ground Floor Roof Slab	10%	
On Completion of First Floor Roof Slab	10%	
On Completion of Second Floor Roof Slab	10%	
On Completion of Block Work	10%	
On Completion of Internal Plastering	5%	
On Completion of Internal Flooring	5%	
On Handover/On 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 Customer
- Maintenance Deposit and Club Membership Fee are payable at the time of handover
- Government charges towards Electricity, Water & Sanitary are to be ascertained and payable by the Customers at the time of handover
- Service Tax, VAT and other government levies or duties as applicable at present or to be applicable in future shall be extra and will be borne by the Customers
- Registration and Stamp duty charges to be ascertained and payable by the Customer at the time of execution of sale deed
- Any other statutory charges which may be imposed by the authorities from time to time will also be payable by the Customers at actuals
- 1 sq. yd. = 9 sq. ft. = 0.83 sq. mt.