

Proposal of Applicable Rates & Payment Schedule for "Majhergaon "

Booking Amount : Rs. 1,00,000/- + Service Tax

Car parking space (Per slot) :

- Covered Parking - Big
- Covered Parking - Small
- Open Parking
- Floating Parking - Small
- Floating Parking - Big
- Scooter Parking

Details of Mandatory Extra charges & Deposits :

- 1) **Transformer and Electricity charges @ Rs. 50/- (Rupees Fifty only)** per square feet of the super built up area of the flat.
- 2) **Club Development fee @ Rs. 50/- (Rupees Fifty only)** per square feet of the super built up area of the flat
- 3) A sum of **Rs. 10,000/- (Rupees Ten Thousand only)** towards **Documentaion Charge.**
- 4) **Cost for power backup (Proposed):**
 - a) For 2 BHK - 750 Watt - Rs. 25,000/- (Rupees Twenty Five Thousand only)
 - b) For 3 BHK - 1000 Watt - Rs. 30,000/- (Rupees Thirty Thousand only)
- 5) **Maintenance Security Deposit @ Rs. 2.5/- (Rupees two and fifty paise only)per square feet** per month of superbuilt up area for 3 Years (Maintenance deposit for 18 months and 18 months adjustable)
- 6) **Formation of Association Rs.2500/- (Rupees Two Thousand Five Hundred only) per unit**

Payment Schedule

		Rs.100000/- + S. Tax as applicable	
01)	On Booking		
02)	On Allotment (Within 30 days from booking date)	20%	(Base price + Car Park price after adjusting Booking amount) + 25% of Mandatory extra Cost except Maintenance Security & Association Formation charges + Applicable S. Tax
03)	On Completion of Foundation	10%	(Base price + Car Park price) + Applicable S. Tax
04)	On Completion of 1st Floor Roof Casting	10%	(Base price + Car Park price) + Applicable S. Tax
05)	On Completion of 3rd Floor Roof Casting	10%	(Base price + Car Park price) + 25% of Mandatory extra Cost except Maintenance Security & Association Formation charges + Applicable S. Tax
06)	On Completion of 5th Floor Roof Casting	10%	(Base price + Car Park price) + Applicable S. Tax
07)	On Completion of Brick-work of the Unit	10%	(Base price + Car Park price) + Applicable S. Tax
08)	On Completion of Flooring of the Unit	10%	(Base price + Car Park price) + 25% of Mandatory extra Cost except Maintenance Security & Association Formation charges + Applicable S. Tax
09)	On Full Completion of the Unit	10%	(Base price + Car Park price) + Applicable S. Tax
10)	On Possession	10%	(Base price + Car Park price) + Applicable S. Tax + 25% of Mandatory extra Cost along with Maintenance, Association Formation Charges & Registration Charges

Notes:

- 1) Service Tax & other taxes will be charged extra as per applicable rates on all payment.
- 2) Payments received by cheques are subject to realisation.
- 3) **Cancellation charges :**
 - a. i) Rs. 25,000/- if cancelled before allotment letter and GTC.
 - ii) 10% of the total consideration if cancelled after execution of the sale agreement.
 - b. Interest due to be paid, if any, till the date of receipt of intimation of cancellation request.
 - c. All taxes paid shall not be refunded.
- 4) **Nomination Charges:**
1% of the Total Flat Value including Car Parking
- 5) There will be a Lock-in-period for one year from date of allotment letter to nominate any unit.
- 6) Delay payment interest will be charged as 18% p.a.
- 7) Delay possession interest will be payable to clients after grace period from possession time. It is Fixed SBI rate of interest for 1 year