

Price List & Payment Plan						
GH - Omaxe Waterfront Hi Tech City (Allahabad)						
NAFFHIL HOMES PRICE LIST(Sec-7B)					w.e.f 1-Apr-12	
S.No	SALEABLE SUPER AREA (SQ.FT.) APPROX. (TENTATIVE)	TYPE OF ACCOMMODATION	APARTMENT	BSP (Rs. per sq ft)	BASIC SALE PRICE ( IN RS)	
					Down Payment Rebate (10%)	INSTALLMENT
1	670 sq ft	1 BHK with 1 Toilet, Balcony	Ground Floor	1850	1115550	1239500
			First Floor	1775	1070325	1189250
			Second Floor	1700	1025100	1139000
			Third Floor	1625	979875	1088750
			Fourth Floor	1550	934650	1038500
2	1020 sq ft	2 BHK with 2 Toilets, Balcony	Ground Floor	1850	1698300	1887000
			First Floor	1775	1629450	1810500
			Second Floor	1700	1560600	1734000
			Third Floor	1625	1491750	1657500
			Fourth Floor	1550	1422900	1581000
3	1255 sq ft	3 BHK with 2 Toilets, Balcony	Ground Floor	1850	2089575	2321750
			First Floor	1775	2004863	2227625
			Second Floor	1700	1920150	2133500
			Third Floor	1625	1835438	2039375
			Fourth Floor	1550	1750725	1945250
* 1 sq Mtr = 10.764 sq ft						
Additional Charges (One Time Charges - Mandatory)						
Open Car Parking (Mandatory with 3 BHK unit)				Rs. 35,000 /-		
Open Two Wheeler / Scooter Parking (Mandatory with 1 BHK / 2 BHK units)				Rs. 15,000 /-		
IFMS (Int. Free Maintenance Security)				Rs. 15 /- per sq ft		
CLUB MEMBERSHIP FEES				Rs. 30,000 /-		
EDC (External Development Charges)				Rs. 60 /- per sq ft		
TERMS & CONDITIONS						
1	All payments must be made by Cheques/Pay Order/Demand Draft only to be issued in favour of "Pancham Realcon Pvt Ltd." payable at ALLAHABAD/DELHI.					
2	The rate per Sq. ft. of Basis Sale Price of the Unit shall be firm. There would be no escalation in the rate of BSP of Unit, once it is booked and payment is realized by the Company					
3	All applicable Government Charges, Taxes, Cesses Like EDC, IDC, City Development Charges, <b>Service Tax</b> , VAT, Labour Cess & other taxes, Cess, Levies etc. at present or in future and any enhancement thereof shall be payable extra by the applicant/ allottee on proportionate basis.					
4	All building plans, layouts, specifications are subject to change/modification or revision as decided by the Company/Architect or any other competent authority.					
5	The area of Unit being booked is Super-Built-Up Area including Covered Area/Built-Up-Area plus proportionate share of service and common areas. The terms and condition of sale stated herein are only indicative and are subject to detailed terms and conditions in the Application Form and in the Allotment Letter/ Agreement.					
6	Price mentioned above is subject to change without any prior notice, at sole discretion of the Company. Price prevailing on the date of acceptance of booking by the Company shall be applicable. The Applicant should check prevailing price of the Unit with the Company before booking.					
7	Possession of the Unit shall be offered within 30 months from the date of execution of Allotment Letter/ Agreement by the Allottee or start of construction of the respective Building Block, whichever is later, subject to force majeure terms and other conditions to be more fully described in the Allotment Letter/ Agreement.					
8	Registration Expenses, Stamp Duty, Legal Charges, Court Fee, Documentation Charges etc. shall be payable extra by the Allottee as applicable at the time of registration of title deeds.					
9	One Open Car Parking space and one open Two-Wheeler/Scooter parking space is mandatory with each booking of 3 BHK Unit and 1/2 BHK Unit respectively.					

## PAYMENT PLAN

PLAN A:-	DOWN PAYMENT (Rebate of 10 % on BSP)
AT THE TIME OF BOOKING	10% of BSP
WITHIN 45 DAYS OF BOOKING	85% OF BSP(Less Booking Amount) + 100% of EDC + 100 % of Additional Charges
ON OFFER OF POSSESSION	5% OF BSP +OTHER COST ( IF ANY)+ STAMP DUTY, REGISTRATION & OTHER CHARGES (IF ANY)

PLAN B:-	INSTALLMENT PAYMENT
<b>INTEREST FREE CONSTRUCTION LINKED INSTALLMENT PLAN</b>	
AT THE TIME OF BOOKING	10% of BSP
WITHIN 45 DAYS OF BOOKING	10 % of BSP
Within Next 45 Days	10 % of BSP + 50 % of Additional Cost
Within Next 45 Days	10% of BSP
On Start of Excavation	10% of BSP
On Casting of Ground Floor Roof slab	10% of BSP + 50 % of Additional Cost
On Casting of First Floor Roof slab	10% of BSP + 50 % EDC
On Casting of Second Floor Roof slab	10% of BSP
On Casting of Third Floor Roof slab	5% of BSP + 50 % EDC
On completion of Internal Plaster	5% of BSP
On commencement of Flooring	5 % of BSP
At the time of offer of Possession	5% OF BSP+OTHER COST ( IF ANY)+ STAMP DUTY, REGISTRATION & OTHER CHARGES (IF ANY)