

**There are four buildings which have been launched in Phase II**

**Phase II:** Building A4, B4, C1 & D4 (Possession - Sep 2017 to Dec 2017)

: A4 apartments consist of 2 and 3 BHK (C) apartment

: B4 apartments consist of 2.5 and 3 BHK (P) apartment

: C1 apartments consist of 2 and 2.5BHK

: D4 apartments consist of 1BHK apartment

No. Of floors in each Building : A4/B4/C1/D4 - Ground + 22

No. Of flats on each floor : A4 Building - 4 flats per floor

: B4 Building – 4 flats per floor

: C1 Building – 6 flats floor

: D4 Building – 8 flats floor

Pricing Structure for Phase II

Buildin g	Configuration	Carpet Area	Saleable Area	Rate per.sq.ft	Agreement Cost
D4	1BHK	534 - 548 sq.ft	721 - 740 sq.ft	6200/-*	49Lacs* Onwards
A4	2BHK	810 - 818 sq.ft	1095 - 1106 sq.ft	6300/-*	74Lacs* Onwards
A4	3BHK	1182 - 1203 sq.ft	1596 - 1624 sq.ft	6300/-*	1.06Cr.* Onwards
B4	2.5BHK	1024 - 1030 sq.ft	1376 - 1383 sq.ft	6300/-*	91Lacs* Onwards
B4	3BHK (P)	1313-1325 sq.ft	1773 - 1789 sq.ft	6300/-*	1.18Cr.* Onward

Floor Rise: Rs. 25/- PSF per floor rise from 2nd to 10th floor & Rs. 35/- PSF per floor rise from 11<sup>th</sup> floor onwards

PLC: Rs. 100/- PSF for 1, 2.5 & 3BHK (Garden Facing Charges)

**\*Offer –20:80 bank subvention scheme & Maintenance waiver**

Other Charges:

Stamp Duty	6%*
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Service Tax	4.50%*
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Registration Cost	Rs. 30,000/-
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MVAT	1%*
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Payment Schedule for Phase II:

Description	Amt Due in %
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On Application	12%
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Within 45 Days	3%
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Plinth	5%
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2nd MIVAN Slab	10%
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6th MIVAN Slab	7.5%
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10th MIVAN Slab	7.5%
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14th MIVAN Slab	7.5%
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18th MIVAN Slab	7.5%
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Terrace Slab	7.5%
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3 months	7.5%
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6 months	5%
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9 months	5%
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12 months	5%
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15 months	5%
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Possession (Dec 2017)	5%
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Total	100.00%
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At the time of Possession:

Club House Establishment Charges	Rs. 100000/- (Plus 15%* Service Tax)
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Advance Maintenance Cost	Rs. 4.25/- PSF for 2 Yrs (Plus 15%* Service Tax)
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New building which have been launched in Phase III

**Phase III** : C2 apartments consist of 2 and 2.5BHK

No. Of floors in each Building : C2 - Ground + 22

No. Of flats on each floor : C2 Building – 6 flats floor

### **Pricing Structure for Phase III**

Building	Configuration	Carpet Area	Saleable Area	Rate per.sq.ft	Agreement Cost
C2	2BHK	807 - 815 sq.ft	1090 - 1100 sq.ft	6500/-*	75Lac* Onwards

Floor Rise: Rs. 25/- PSF per floor rise from 2nd to 10<sup>th</sup> floor & Rs. 35/- PSF per floor rise from 11<sup>th</sup> floor onwards.

**\*Offer – Modular Kitchen, Flexi payment Plan & Maintenance waiver**

**Other Charges:**

Stamp Duty	6%*
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Service Tax	4.50%*
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Registration Cost	Rs. 30,000/-
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MVAT	1%*
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**Payment Schedule for Phase III:**

Description	Amt Due in %
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On Application	12%
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Within 45 Days	8%
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March 2017	40%
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March 2018	35%
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Possession (May 2018)	5%
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Total	100%
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At the time of Possession:

Club House Establishment Charges	Rs. 100000/- (Plus 15%* Service Tax)
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Advance Maintenance Cost	Rs. 4.25/- PSF for 2 Yrs (Plus 15%* Service Tax)
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