



## Vidhan Group

Developer & Promoter

### PRICE LIST VIDHAN METRO

W.e.f.: 1<sup>st</sup> Sep 2018

**BASIC SALE PRICE (B.S.P.):** Rs. 5000 per sq. ft.

| S.N. | PLOT SIZE    | DUPLEX TYPE                              | BUILTUP AREA  | PRICE OF DUPLEX     |
|------|--------------|--|---------------|---------------------|
| 1.   | 750 sq. ft.  | 5 BHK+3 Toilets+<br>Terrace+ Car Parking | 1762 sq. ft.* | Rs. 88,10,000/-**   |
| 2.   | 1000 sq. ft. | 5 BHK+4 Toilets+<br>Terrace+ Car Parking | 2315 sq. ft.* | Rs. 1,15,75,000/-** |

\* The area mentioned has been rounded off to the nearest whole number.

\*\* Preferential Location / Extra Charges are not included, G.S.T. as applicable will be extra.

#### PREFERENTIAL LOCATION CHARGES (PLC):

| PREFERENTIAL LOCATIONS | CHARGES |
|------------------------|---------|
| Park facing            | 5%      |
| Corner unit            | 3%      |
| Club facing            | 3%      |
| Commercial facing      | 5%      |

#### EXTRA CHARGES:

| CHARGES  | AMOUNT           |
|--|------------------|
| External Development Charges (EDC)                 | Rs. 30/ sq. ft.  |
| External Electrification Charges (EEC)             | Rs. 30/ sq. ft.  |
| Power Backup (1KVA)                                | Rs. 50/ sq. ft.  |
| Club Membership                                    | Rs. 1,00,000/-   |
| Interest Free Maintenance Security Deposit (IFMSD) | Rs. 100/ sq. ft. |
| Goods & Service Tax                                | As applicable    |
| Registration Charges                               | As applicable    |

Note: The Extra Charges Mentioned above are tentative & may vary as per actual cost incurred or due to change of policy / other charges levied by Gov. / Nodal Agency which shall be borne by the buyer as applicable.

#### PLAN A: DOWN PAYMENT

|                                    |   |
|------------------------------------|---|
| At the time of booking             | Rs. 500,000/-   |
| On 30 <sup>th</sup> day of Booking | 20% Less Booking Amount   |
| On 60 <sup>th</sup> day of Booking | 100% of BSP Less Amount Paid  |
| On Offer of Possession             | 100% of Extra Charges + 100% of PLC / Floor Charges (if any) + Other Cost (if any) + Registration Charges + Stamp Duty etc. |

Down Payment Discount - 5% On BSP



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#### PLAN B: CONSTRUCTION LINKED PAYMENT PLANE

| PAYMENT STAGE                               | PERCENTAGE (%) OF BSP  | OTHER CHARGES |
|---|--|---------------|
| At the time of Booking                      | 20.00%   |               |
| On Start of Excavation                      | 10.00%   |               |
| On Completion of plinth                     | 7.50%  |               |
| On Completion of 1 <sup>st</sup> floor slab | 5.00%  | EEC+EDC       |
| On Completion of 2 <sup>nd</sup> floor slab | 7.50%  |               |
| On Completion of Super structure            | 7.50%  |               |
| On Completion of internal plaster           | 7.50%  |               |
| On Completion of internal flooring          | 7.50%  |               |
| On Completion of External Plaster           | 15.00%   |               |
| On installation of External Painting        | 7.50%  |               |
| On offer of possession                      | 5.00% + PLC+ Floor Charges +IFMSD+Power Back up+Stamp Duty+Registration charges+Club Charges & Other charges as applicable(if any) |               |

Note: G.S.T. as applicable will be extra with payable amount.

#### Terms and Conditions:

- Price list as on the date of booking shall be applicable. Cheques/Bank Drafts to be issued in favour of VIDHAN TOWNPLANNERS PVT. LTD, Payable at Varanasi. (Only at par cheque will be accepted).
- Maintenance Charges, Meter Connection Charges and other charges are extra and shall be collected on or before the possession.
- GST, VAT & other Government levies are extra, as applicable.
- Registration, Stamp Duty and misc. charges shall be payable at the time of Offer of Possession.
- The terms and conditions of sale stated herein are indicative and are subject to detailed terms & conditions in the Agreement to Sale are subject to change at the sole discretion of the company.
- Timely payments of the instalments are the essence of the Booking.
- This Price List supersedes all previous price lists  
Registered Agreement to Sale will be executed after receiving of 10% amount of BSP of the Unit.