



Commercial Terms

Plot Sizes:

250 to 1200 square yards i.e. 2250 to 10,800 Sq. fts.

All plot sizes are to be read, understood and documented as Super Area only.

There are 4 plans/schedules in which one can opt to pay.

PLAN I, DURATION 1 MONTH:

- Rs. 1,00,000/- at the time of booking.
- Remaining payment to be made within One Month.

PLAN II, DURATION 12 MONTHS:

- Rs. 1,00,000/- at the time of booking.
- Remaining payment to be made as 12 equal monthly installments. 12 post dated cheques will be required at the time of booking.

PLAN III, DURATION 24 MONTHS:

- Rs. 1,00,000/- at the time of booking.
- Remaining payment to be made as 24 equal monthly installments. 12 post dated cheques will be required at the time of booking.

PLAN IV, FRUTILLA RESORT COTTAGE (Apx. 50 Sq. Yards {450 Sq. ft.} Built Cottage upon apx. 150 Sq. Yards {1350 Sq. ft.} Land Area):

- Rs. 1,51,000/- at the time of booking.
- 20% of the total cost of unit within One Month
- 15% of the total cost of unit at Plinth Level
- 15% of the total cost of unit at Lintel & Slab Level
- 15% of the total cost of unit at Plaster & Finishing Level
- 15% of the total cost of unit at Flooring Level
- 10.27% of the total cost of unit at the time of Possession.

Note: All installments shall be accepted ONLY in the form of Post dated cheques in advance during the time of booking; written in favor of “Kent Frutilla”. No cheques written to/for/in favor of any other entity/individual/body/organization/company or firm other than “Kent Frutilla” shall be accepted under any circumstances. The firm (“Kent Frutilla”) is not liable for any such payments made by customer(s).

Additional Charges:

- Rs 150 per square yard on account of Maintenance Charge. The member’s support shall be solicited and the member will have to comply with the needs.
- Stamp Duty, Registration Fees, Legal Charges, VAT, Service Tax, Electricity/Water and any other charges as levied by the applicable authorities will have to be borne extra by the member.
- All aforesaid additional charges are to be fully paid before execution of the Sale Deed.

Additional Terms and Conditions:

- All cheques (current or post-dated) to be paid in advance only.
- All cheques to favor “Kent Frutilla” only.
- A late fee of 2% shall be charged upon delayed payments/cheques bounced. If the delay is more than two months, the booking towards the plot shall automatically stand cancelled.
- In the scenario of plot cancellation from the customers for any reason whatsoever; a management fee of Rs. 25,000 shall be charged and the remaining shall be refunded only against receipt of all original documents issued.
- Plot numbers indicated right now are temporary & only for reference. The numbers & location may change after the plans have passed with competent authorities.
- The developer retains and shall continue to retain rights to charge/ alter/ amend/ update/ revise or remove any aspects of the project.
- After society formation, all decisions regarding Maintenance shall be taken by the society.