

Estimate 1 BHK and 2 BHK apartments		SONGBIRDS			
25/10/2014 10:38					
Product Type	1BHK PHASE-3		2BHK PHASE-3		
Floor	ODD / Even	ODD / Even	ODD / Even	ODD / Even	
Chargeable area SQ.FT.	628	659	1071	1108	
Rate Rs. per SQ.FT.Rs.	4800	4800	5100	5100	
Basic cost Rs.	3014400	3163200	5462100	5650800	
Infrastructure and development Charges Rs.	450000	450000	450000	450000	
Agreement amount Rs.	3464400	3613200	5912100	6100800	
Stamp duty Rs.	173410	180810	295810	305210	
Registration amount Rs.	30000	30000	30000	30000	
VAT Rs.	34644	36132	59121	61008	
Service tax Rs.	107050	111648	182684	188515	
Total cost Rs.	3809504	3971790	6479715	6685533	
Maintenance deposit	62800	65900	107100	110800	
Club membership + Service Tax	Optional	Optional	168540	168540	
Final cost	3872304	4037690	6755355	6964873	
Schedule of payments					
Booking	15%	519660	541980	886815	915120
Plinth	20%	692880	722640	1182420	1220160
1st slab	10%	346440	361320	591210	610080
3rd slab	10%	346440	361320	591210	610080
5th slab	10%	346440	361320	591210	610080
7th slab	10%	346440	361320	591210	610080
9th slab	10%	346440	361320	591210	610080
Brick work	5%	173220	180660	295605	305040
Flooring	5%	173220	180660	295605	305040
Possession	5%	173220	180660	295605	305040

TERMS & CONDITIONS:

- FLOOR RISE RS.25/- PER SQFT PER FLOOR IS APPLICABLE FROM 3RD FLOOR.
- APPLICATION AMOUNT OF RS. 2 LAKHS TO BE PAID AT THE TIME OF APPLICATION
- COMPLETE BOOKING AMOUNT TO BE PAID WITHIN 21 DAYS FROM THE DATE OF APPLICATION
- COMPLETE STAMP DUTY, REGISTRATION, VAT, SERVICE TAX TO BE PAID WITHIN 29 DAYS FROM THE DATE OF APPLICATION
- AGREEMENT TO BE REGISTERED WITHIN 30 DAYS FROM THE DATE OF APPLICATION
- HOUSING LOAN SANCTION LETTER IS COMPULSORY BEFORE AGREEMENT REGISTRATION THE FROM ONLY LIST OF PRE-APPROVED BANKS .
- THE APPLICATION/BOOKING WILL BE CANCELLED IF THE ABOVE PROCESS IS NOT FOLLOWED.
- IN CASE OF CANCELLATION, THE APPLICATION/BOOKING AMOUNT WILL BE REFUNDED WITHIN 60 DAYS FROM THE RECEIPT OF THE CANCELLATION REQUEST IN WRITING, PROVIDED THE AGREEMENT IS NOT REGISTERED.
- INTEREST OF 18% P.A. IS CHARGEABLE FOR ALL LATE PAYMENTS.
- RATES ARE SUBJECT TO CHANGES WITH OUT PRIOR NOTICE.
- MAINTENANCE DEPOSIT @100/- SQFT. ON CHARGABLE AREA TO BE PAID AT THE TIME OF POSSESSION.
- ALL CHEQUES / DD SHOULD BE IN FAVOURS OF "ENERGIA SKYI DEVELOPERS".