

SONGBIRDS PHASE-II & III

| Product Type | IRIS 2 BHK | | | | | | | | | | IRIS 3 BHK | | | | |
|--|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|-----------------|-----------------|-----------------|
| Chargeable area SQ.FT. | 919 | 954 | 1071 | 1108 | 1188 | 1217 | 1238 | 1222 | 1329 | 1375 | 1427 | 1522 | 2454 | 1930 | 1737 |
| Rate Rs. per SQ.FT.Rs. | 5200 | 5200 | 5000 | 5000 | 5200 | 5200 | 5200 | 5200 | 5400 | 5375 | 5200 | 5200 | 5250 | 5275 | 5300 |
| Basic cost Rs. | 4778800 | 4960800 | 5355000 | 5540000 | 6177600 | 6328400 | 6437600 | 6354400 | 7176600 | 7390625 | 7420400 | 7914400 | 12883500 | 10180750 | 9206100 |
| Infrastructure and development Charges Rs. | 450000 | 450000 | 450000 | 450000 | 450000 | 450000 | 450000 | 450000 | 450000 | 450000 | 600000 | 600000 | 600000 | 600000 | 600000 |
| Agreement amount Rs. | 5228800 | 5410800 | 5805000 | 5990000 | 6627600 | 6778400 | 6887600 | 6804400 | 7626600 | 7840625 | 8020400 | 8514400 | 13483500 | 10780750 | 9806100 |
| Stamp duty Rs. | 261610 | 270710 | 290410 | 299610 | 331510 | 339110 | 344510 | 340410 | 381510 | 392210 | 401210 | 425910 | 674310 | 539210 | 490510 |
| Registration amount Rs. | 30000 | 30000 | 30000 | 30000 | 30000 | 30000 | 30000 | 30000 | 30000 | 30000 | 30000 | 30000 | 30000 | 30000 | 30000 |
| VAT Rs. | 52288 | 54108 | 58050 | 59900 | 66276 | 67784 | 68876 | 68044 | 76266 | 78406 | 80204 | 85144 | 134835 | 107808 | 98061 |
| Service tax Rs. | 161570 | 167194 | 179375 | 185091 | 204793 | 209453 | 212827 | 210256 | 235662 | 242275 | 247830 | 263095 | 499968 | 399750 | 303008 |
| Total cost Rs. | 5734268 | 5932812 | 6362835 | 6564601 | 7260179 | 7424747 | 7543813 | 7453110 | 8350038 | 8583517 | 8779644 | 9318549 | 14822613 | 11857518 | 10727679 |
| Maintenance deposit | 91900 | 95400 | 107100 | 110800 | 118800 | 121700 | 123800 | 122200 | 132900 | 137500 | 142700 | 152200 | 245400 | 193000 | 173700 |
| Club membership + Service Tax | 168540 | 168540 | 168540 | 168540 | 168540 | 168540 | 168540 | 168540 | 168540 | 168540 | 224720 | 224720 | 224720 | 224720 | 224720 |
| Final cost | 5994708 | 6196752 | 6638475 | 6843941 | 7547519 | 7714987 | 7836153 | 7743850 | 8651478 | 8889557 | 9147064 | 9695469 | 15292733 | 12275238 | 11126099 |

Schedule of payments

| | | | | | | | | | | | | | | | | |
|------------|-----|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| Booking | 15% | 784320 | 811620 | 870750 | 898500 | 994140 | 1016760 | 1033140 | 1020660 | 1143990 | 1176094 | 1203060 | 1277160 | 2022525 | 1617113 | 1470915 |
| Plinth | 20% | 1045760 | 1082160 | 1161000 | 1198000 | 1325520 | 1355680 | 1377520 | 1360880 | 1525320 | 1568125 | 1604080 | 1702880 | 2696700 | 2156150 | 1961220 |
| 1st slab | 10% | 522880 | 541080 | 580500 | 599000 | 662760 | 677840 | 688760 | 680440 | 762660 | 784063 | 802040 | 851440 | 1348350 | 1078075 | 980610 |
| 3rd slab | 10% | 522880 | 541080 | 580500 | 599000 | 662760 | 677840 | 688760 | 680440 | 762660 | 784063 | 802040 | 851440 | 1348350 | 1078075 | 980610 |
| 5th slab | 10% | 522880 | 541080 | 580500 | 599000 | 662760 | 677840 | 688760 | 680440 | 762660 | 784063 | 802040 | 851440 | 1348350 | 1078075 | 980610 |
| 7th slab | 10% | 522880 | 541080 | 580500 | 599000 | 662760 | 677840 | 688760 | 680440 | 762660 | 784063 | 802040 | 851440 | 1348350 | 1078075 | 980610 |
| 9th slab | 10% | 522880 | 541080 | 580500 | 599000 | 662760 | 677840 | 688760 | 680440 | 762660 | 784063 | 802040 | 851440 | 1348350 | 1078075 | 980610 |
| Brick work | 5% | 261440 | 270540 | 290250 | 299500 | 331380 | 338920 | 344380 | 340220 | 381330 | 392031 | 401020 | 425720 | 674175 | 539038 | 490305 |
| Flooring | 5% | 261440 | 270540 | 290250 | 299500 | 331380 | 338920 | 344380 | 340220 | 381330 | 392031 | 401020 | 425720 | 674175 | 539038 | 490305 |
| Possession | 5% | 261440 | 270540 | 290250 | 299500 | 331380 | 338920 | 344380 | 340220 | 381330 | 392031 | 401020 | 425720 | 674175 | 539038 | 490305 |

TERMS & CONDITIONS:

Application amount of Rs. 2 lakhs to be paid at the time of application

- Floor rise of Rs.25/- per sqft per floor is applicable from 3rd floor.
- Complete booking amount to be paid within 15 days from the date of application.
- Complete stamp duty, registration, VAT, service tax to be paid within 20 days from the date of application.
- Sanction letter from the list of pre-approved banks is compulsory before agreement registration
- Execution of Sale Agreement to be completed within 25 days from the date of application.
- Agreement to be registered within 30 days from the date of application.
- 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 date of the cancellation, provided the agreement is not registered.
- Interest of 18% p.a. is chargeable for all late payments.
- Maintenance Deposit @100/- per sqft on chargeable area to be paid at the time of possession.
- All cheque / DD should be in favours of " ENERRGIA SKYI DEVELOPERS"
- Rates are subject to change without any prior intimation.

