

**PRICE LIST – VILLA (W.E.F 01.04.2019)**

VILLA TYPE	PLOT AREA		TYPE OF CATEGORY	CARPET AREA (RERA)		EXTERNAL WALL AREA		MUMTY AREA		TERRACE AREA		BASIC COST OF VILLA	ACCOMMODATION
	SQFT	SQMTR		SQFT	SQMTR	SQFT	SQMTR	SQFT	SQMTR	SQFT	SQMTR		
<b>CRYSTAL VILLA (SIMPLEX)</b>	1211	112.50	A+B	650.25	60.41	62.65	5.82			-	-	5497275/-	Drawing+ Dinning + 2BR + 2Toilet + Kitchen
			O	145	13.47	Included		Included		-	-	329875/-	Staircase + Mumty
<b>CRYSTAL VILLA (DUPLEX)</b>	1211	112.50	A	943.46	87.65	81.91	7.61	96.55	8.97	182	16.90	6473250/-	GF- Drawing + Dinning + 1BR + Toilet + Kitchen FF- 1BR + Toilet + Lounge + Terrace + Mumty
			A+B	1124.08	104.43	95.26	8.85	96.55	8.97	376	34.93	6963100/-	GF- Drawing + Dinning + 2BR + 2 Toilets + Kitchen FF - 1BR + Toilet + Lounge + 2Terrace + Mumty
			A+B+C	1304.70	121.21	108.72	10.10	96.55	8.97	182	16.90	7355950/-	GF- Drawing + Dinning + 2BR +2 Toilet + Kitchen FF- 2BR + 2Toilet + Lounge + Terrace + Mumty
<b>SAPPHIRE VILLA (SIMPLEX)</b>	1378	128.00	A+B	698.05	64.85	70.93	6.59			-	-	6159075/-	Drawing + Dinning + 2BR + 2Toilet + Kitchen
			O	155	14.40	Included		Included		-	-	352625/-	Staircase + Mumty
<b>SAPPHIRE VILLA (DUPLEX)</b>	1378	128.00	A	1029.68	95.66	91.71	8.52	103.55	9.62	196	18.20	7245475/-	GF- Drawing + Dinning + 1BR + Toilet + Kitchen FF- 1BR + Toilet + Lounge +Terrace + Mumty
			A+B	1215.04	112.88	107.42	9.98	103.55	9.62	396	36.78	7752750/-	GF- Drawing + Dinning + 2BR +2 Toilet + Kitchen FF- 1BR + Toilet + Lounge + 2Terraces + Mumty
			A+B+C	1400.40	130.10	122.06	103.55	103.55	9.62	196	18.20	8157750/-	GF- Drawing + Dinning + 2BR + 2 Toilets + Kitchen FF- 2BR + 2Toilet + Lounge + Terrace + Mumty
<b>EMERALD VILLA (SIMPLEX)</b>	1744	162.00	A+B	907.41	84.30	80.51	7.48			-	-	7828500/-	Drawing + Dinning + 2BR + 2Toilet + Kitchen
			O	165	15.32	Included		Included		-	-	375375/-	Staircase + Mumty
<b>EMERALD VILLA (DUPLEX)</b>	1744	162.00	A	1292.22	120.05	102.47	9.52	110.33	10.25	228	21.18	9061675/-	GF- Drawing + Dinning + 1BR + Toilet + Kitchen FF- 1BR + Toilet + Lounge + 2Terraces + Mumty
			A+B	1537.53	142.84	121.10	11.25	110.33	10.25	508	47.19	9732275/-	GF- Drawing + Dinning + 2BR +2 Toilets + Kitchen FF- 1BR + Toilet + Lounge + 2Terrace + Mumty
			A+B+C	1797.48	166.99	140.15	13.02	110.33	10.25	228	21.18	10297000/-	GF- Drawing+ Dinning+ 2BR+2 Toilet +Kitchen. FF- 2BR+2Toilet+ Lounge +1Terrace +Mumty

<b>EXTRA CHARGES:</b>			
1.	Water & Sewer Connection Charges	7500/- per plot	
2.	External Electrification Charges (EEC)	50/- per sqft on plot area	
3.	Map Approval Charges/Malba and Water Charges (Supervision Charges)	15000/- per plot	
4.	Cost of laying of Electricity cable	7500/- per plot	
5.	External Development Charges (EDC) payable in LDA	75/- per sqft on plot area	
6.	Club Membership Charges	25000/- per plot	
7.	Administrative Charges	2500/- per plot	
8.	Interest Free Maintenance Security (IFMS)	Rs. 15/- per sqft of plot area	
9.	Approx. Monthly Recurring Maintenance Charges per month (MRMC). MRMC for 36 months are payable in advance at the time of offer of possession.	Rs. 1/- per sqft per month on plot area	
<b>PREFERENTIAL LOCATION CHARGES (PLC)</b>			
Corner charges		6% of villa cost	
Green Facing (Green Belt, Park Facing or adjacent to Park)		5% of villa cost	
East Facing (Front/Side)		3% of villa cost	
<b>PAYMENT PLAN</b>			
<b>DOWN PAYMENT PLAN (A)</b>		<b>CONSTRUCTION LINKED PAYMENT PLAN (B)</b>	
At the time of booking	10%	At the time of booking	5%
		On 45 <sup>th</sup> day of booking	5%
On 45 <sup>th</sup> day of booking	85% + 100% PLC	On 90 <sup>th</sup> day of booking	10%
		On 120 <sup>th</sup> day of booking	10% + 50% PLC
		On Excavation/Laying of foundation	10%
Down Payment Discount	5%	On reaching Lintel Level	10%
		On commencement of Ground Floor slab	15%
		On start of Plumbing work	10%
		On commencement of Plaster	10% + 50% PLC
<b>Other Charges shall be payable at the time of possession.</b>		On Start of Flooring	10%
		On offer of possession	5% + Other Charges
<b>NOTE:</b>			
1. Price list is applicable for standard units. Costing of corner/semi corner shall be done accordingly.			
2. Price list can be revised at the sole discretion of company without prior notice.			
3. There might be some Units with more than two PLC, in such cases two higher percentage PLC's shall be charged.			
4. Booking/Allotment of unit is subject to terms & condition contained in application form/allotment. Kindly read the terms & condition of application forms/allotment letter carefully. Any changes suggested/implemented in the terms and condition of booking/allotment by RERA shall be incorporated accordingly as and when suggested.			
5. Any additional facility that may be provided shall be charged extra.			
6. Sequence of construction/development work as mentioned above is not fixed. Any of these works can be done first without following the above sequence & payment due for the work shall be demanded accordingly.			
7. Registration charges and all taxes as per government rules shall be charged extra.			
8. Areas mentioned are tentative and may vary and same shall be adjusted at the rates prevailing at the time of booking.			
9. Possession of the plot/villa shall be as per the terms of allotment, after receiving full & final payment along with other charges and after execution of sale deed.			
10. Labour Cess paid in LDA for extra builtup area (Additional area apart from booked category) if any, shall be charged extra.			
11. GST will be Payable extra as per Govt. Norms. The Input Credit of GST is already adjusted in Basic Cost.			