



### Annexure I – Pricing and Payment Schedule for Plots

- Following charges are applicable in addition to the Basic Sale Price (BSP):
  - External Development Charges (EDC): Rs. 337/- per sq ft of plot area
  - Infrastructure Development Charges (IDC): Rs. 66/- per sq ft of plot area
  - Interest Free Maintenance Security Deposit (IFMS): Rs.100/- psf of permissible built-up area
  - Clubhouse Membership Charges (CMC): Rs. 2,00,000/- (*mandatory*)
  - Preferential Location Charges (PLC): 10% of BSP for each preferential location attribute
  
- Preferential Location Charges will be charged for the following preferential location attribute(s):
 

- Corner Plot	- Plot facing East direction
- Plot facing or adjoining park / greens	- Plot facing North-East direction
- Plot with two sides open	- Plot facing North direction
  
- Advance Maintenance Charges for a period of 2 (Two) years shall be payable in advance at the time of starting construction on the plot. Advance maintenance charges will be calculated at Rs. 2 per sq feet of permissible built-up area per month.
  
- Stamp duty and registration fees are payable by the buyer as applicable at the time of possession. All Government levies and taxes are payable by the buyer at actual as applicable.
  
- In case of any upward revision of EDC and/ or IDC by the government agencies in future, the same will be recovered on pro-rata basis.
  
- Prices are subject to revision/ withdrawal without notice at the company's sole discretion. Term and conditions stated herein are merely indicative with a view to acquaint the applicant and are not exhaustive. For detailed terms and conditions please refer to the Buyer's Agreement.

#### Development Linked Payment Plan

Stage	Payment
On booking	Rs. 10 Lakh
Within 30 days of booking	20% of (BSP + PLC) less booking amount
Within 90 days of booking	10% of (BSP + PLC) + 25% of (EDC + IDC)
On commencement of demarcation work of plots	20% of (BSP + PLC) + 25% of (EDC + IDC)
On commencement of alignment & leveling work for roads	15% of (BSP + PLC) + 25% of (EDC + IDC)
On commencement of sewerage, drainage & cabling work	15% of (BSP + PLC) + 25% of (EDC + IDC)
On commencement of road formation	10% of (BSP + PLC)
On final notice of possession	10% of (BSP + PLC) + Stamp duty + Registration charges + IFMS + CMC