



PRICE LIST & PAYMENT PLAN

UNIT TYPE	CATEGORY & SUPER AREA	BASIC SALES PRICE (BSP)
Residential Units	3 BHK (2121 Sq.ft.)	Rs 1,33,62,300/-
	3 BHK+ Servant Room with Separate Entry (2380 Sq.ft.)	Rs 1,56,96,100/-

Power Backup Charges (3BHK- 3 KVA !! 3 BHK+SR- 4 KVA)	Rs. 30,000/- Per KVA
Club Membership (Sports Centre + Other Amenities)	Rs. 2,00,000/-
EDC / FFC Charges	Rs.2,00,000/-
Interest Free Maintenance Security Charges (IFMS)	Rs. 50,000/-
Car Parking Space	One Parking Space is Free
2nd Parking Space is Mandatory @ Rs. 3,00,000/-	

PLC (Corner & Park Facing)	2% (For one PLC)	3% (For both PLC's)
1st Floor	Rs. 2,50,000/-	
2nd Floor	Rs. 2,00,000/-	
3rd & 4th Floor	Rs. 1,00,000/-	
16 th Floor & Above	Rs. 1,00,000/-	

50% OF PLC & CLUB MEMBERSHIP CHARGES & 100% OF EDC & FFC CHARGES ARE TO BE PAID BY THE BUYER ON COMPLETION OF 50% BSP AMOUNT

FLEXI PAYMENT PLAN

Initial Booking Amount	25% of BSP + GST
30-11-2024	12% of BSP + GST
30-05-2025	12% of BSP + GST
30-11-2025	12% of BSP + 50% of all other charges +GST
30-05-2026	12% of BSP + GST
30-11-2026	12% of BSP + GST
30-05-2027	12% of BSP + GST
On offer of Possession of Unit	3% of BSP + 50% of all other Charges + GST

CONSTRUCTION LINKED PAYMENT PLAN

At the time of booking	15% of BSP+ GST
On start of Construction	15% of BSP + GST
On Completion of Basement Slab	5% of BSP + GST
On Completion of 1st Floor Slab	5% of BSP + GST
On Completion of 3rd Floor Slab	5% of BSP + GST
On Completion of 5th Floor Slab	5% of BSP + GST
On Completion of 7th Floor Slab	5% of BSP + GST
On Completion of 9th Floor Slab	5% of BSP + GST
On Completion of 11th Floor Slab	5% of BSP + GST
On Completion of 13th Floor Slab	5% of BSP + GST
On Completion of 15th Floor Slab	5% of BSP + GST
On Completion of Outer plaster work	5% of BSP + GST
On Completion of Inner plaster work	5% of BSP + GST
On Completion of Tile work	5% of BSP + GST
On Completion of Wooden work	5% of BSP + GST
On the offer of Possession	5% of BSP + Pending PLC & Utility Charges + Registration Charges + Other Charges (If Any) + GST

Term & Conditions :

- All payments must be made by Cheques / Demand Draft only to be issued in favor of " R S Enterprises " payable at par.
- The rate of the unit shall be firm. There would be no escalation in the BSP of unit, once it is booked.
- GST as applicable has to be deposited with every installment by Buyer / Allottee and for any additional charges for which GST is applicable as per Govt. guidelines will be extra.
- TDS (1%) included in Unit Price to be submitted by buyer.
- Loan is subject to the bank approval and company shall not be responsible for loan approval of the customer. Its Allottee/Client's responsibility to get it approved in accordance to his/her eligibility.
- All building plans, layouts, specifications are subject to change/ can be modified or revised as decided by the Company / Architect or Concerned Competent Authority
- The area of Unit being booked as per PBRERA carpet Area. (Super-Built-Up Area including Covered Area/Built-Up-Area plus proportionate share of service and common areas). The terms and condition of sale stated herein are only indicative and are subject to detailed terms & conditions mentioned in Application Form or Buyers Agreement or Allotment Letter.
- Basic Sale Price mentioned above is subject to change without any prior notice, at sole discretion of the Company. Price prevailing on the date of acceptance of booking by the Company shall be applicable. The Applicant should check prevailing price of the Unit with the company before Booking Unit
- Possession of the Flat/Penthouse shall be offered within 36 months from the date of Agreement and after receiving 100% Payment by the Allottee subject to force majeure terms and other conditions to be more fully described in the Allotment Letter/ Agreement.
- If not delivered in prescribed time, then company will pay a penalty as per RERA guidelines.
- Registration Expenses, Stamp Duty, Legal Charges, Court Fee, Documentation Charges etc. shall be borne by the allottee as applicable at the time of registration of title deeds.

Applicant - 1

Applicant - 2

Applicant - 3