



PRICE LIST AND PAYMENT PLAN

PRICE LIST			
1.Accomodation	Approx.Area(sq.ft./sq.mtrs)	Approx. Carpet Area in sq. ft.	CONSTRUCTION LINKED PLAN : BSP @ Rs 5250/- per sq.ft.
Drawing/Dining, 1 Bed Room, Kitchen, 1 Toilet, Store & Balconies	950/88.25	576 Sq. Ft.	4,987,500.00
Drawing/Dining, 2 Bed Rooms, Kitchen, 2 Toilets, Store & Balconies	1250/116.12	780 Sq. Ft.	6,562,500.00
Drawing/Dining, 2 Bed Rooms, Kitchen, 2 Toilets, Study, Store & Balconies	1500/139.35	977 Sq. Ft.	7,875,000.00
2.EDC & IDC Charges*			
EDC		Rs. 490 per sq.ft.	
IDC		Rs. 71 per sq.ft.	
3.Additional Charges (One Time Payment)			
Power Backup installation Charges(Minimum 2KVA for 950 sq ft and 3 KVA for 1250 and 1500 sq ft)		Rs.15,000/- per KVA	
Membership for The Melia + First Citizen Club and other Facilities		Rs.500,000/-	
4.Interest Free Maintenance Deposit (IFMD)			
In favour of Company		Rs.100/-per sq.ft.	
In favour of Age Ventures India (First Citizen Service Provider)		Rs.100/-per sq.ft.	
5.PLC (Preferred Location Charges)			
Corner		Rs. 100/- per sq.ft.	
Green Facing		Rs. 100/- per sq.ft.	
First Floor		Rs. 100/- per sq.ft.	
Second Floor		Rs. 75/- per sq.ft.	
Third Floor		Rs. 50/- per sq.ft.	

PAYMENT PLAN

1.CONSTRUCTION LINKED PLAN	
At the time of booking	10 % of BSP
With in 60 Days From the time of Booking	10% of BSP
At The Time Of Allotment	10 % of BSP
On Start Of Excavation	05 % of BSP + 50 % of PLC(If Any)
On Casting Of Ground Floor Roof	7.5 % of BSP + 50 % of EDC and IDC
On Casting Of Second Floor Roof	7.5 % of BSP
On Casting Of Fifth Floor Roof	7.5 % of BSP
On Casting Of Seventh Floor Roof	05 % of BSP+ 50 % of Additional Charges
On Casting Of Nineth Floor Roof	7.5 % of BSP + 50 % of EDC and IDC
On Casting Of Eleventh Floor Roof	7.5% of BSP
On Casting Of Top Floor Roof	7.5% of BSP
On Completion of Internal Plaster	05% of BSP + 50 % PLC (if any)
On Completion of Flooring	05% of BSP + 50 % of Additional charges
On offer of Possession	05 % of BSP + 100 % of IFSD + Other Charges**
2.DOWN PAYMENT PLAN	
At the time of booking	10 % of BSP
Within 60 Days of booking	85% of BSP + 50 % Additional Charges + 50 % PLC (if any) + 100% of EDC and IDC
On offer of Possession	05 % of BSP + 50 % Additional Charges + 50 % PLC (if any) + 100% of IFSD + Other Charges**

Note:

- All Payments to be made by Cheque/Draft in favour of "DSS Buildtech Private Ltd - The Melia Escrow Account".
- Prices indicated above are subject to revision at the discretion of the Company and Price prevailing on the date of booking with payment shall be applicable and
- Down payment discount is 10% only on the Basic Sales Price and will keep on changing with the stage of development at the site.
- GST and other taxes/Levies as applicable,shall be chargeable on each instalment.
- All payments to be made to company after adjustmnet/Deduction of TDS under section194(IA) of Income Tax Act.
- *Subject to revision from time to time as per government policy.
- **Other Charges Like Stamp Duty,Registration charges ,Legal Fee and other allied charges will be extra as per Company policy.
- Booking Amount will be treated as "Earnest Money" which can be forfeited by the Company in the event of any default as determined by the Company.
- In case of NRI/PIO all payment will be subject to RBI Regulation ,Exchange Control Laws of India.
- All Cheque will be subject to clearance and any dishonour can be considered as a breach of contract leading to cancellation of allotment.
- All delayed payment will be subject to interest as per HRERA act.
- Price prevailing on the date of booking with payment shall be applicable and binding.
- This payment plan is subject to terms and conditions as per "Buyer agreement" to be excuted after the allotment.
- All Payments for First Citizen Service Provider to be made by Cheque/Draft in favour of "Age Ventures India".
- 1 Sq Mtrs= 10.764 sq ft.