

Price Sheet - Konig North County			
TYPE	4 BHK	4 BHK	4 BHK
SBA in Sq.ft	2600	3200	3400
Basic Cost @ 8199/sq.ft	21317400	26236800	27876600
Infrastructure Development @ 800/sq.ft	2080000	2560000	2720000
GST @ 5%	1169870	1439840	1529830
Total Cost of Villa	24567270	30236640	32126430

KONIG Homes - Villa Pricing & Terms

1. Unit Premiums:

- **Corner Units:** Premium of 10%, subject to availability.
- **East-Facing Units:** Premium of ₹5,00,000.

2. Price Revisions:

- The above prices may be revised at the developer's discretion.

3. Inclusions:

- Prices includes Club House Charges, **BESCOM charges**, water charges, generator costs, layout development, and amenities.

4. Additional Charges:

- **Legal Fees:** ₹50,000, payable at the time of agreement signing.
- **Maintenance Deposit:** ₹60/sq.ft (based on Super Built-Up Area) for the first year.
- **Corpus Fund:** ₹1,00,000/-
- **Registration & Stamp Duty:** Charged at actual rates, based on the guidance value or agreement value, whichever is higher.

5. Super Built-Up Area (SBA):

- SBA includes the constructed floor area, wall thickness, car parking, balconies, and terraces.

6. Booking & Payment:

- **Booking Amount:** ₹10,00,000/- payable via cheque to "KONIG HOMES .- KONIG NORTH COUNTY COLLECTION ACCOUNT"
- **Cancellation Policy:**
 - **Before Agreement Signing:** ₹1,00,000 will be forfeited.
 - **After Agreement Signing:** 10% of the sale consideration will be forfeited.
 - *Note:* No interest will be paid by KONIG HOMES on any received amount.

7. Developer's Rights:

- The developer reserves the right to withdraw or modify the offer without prior notice.

8. Goods and Services Tax (GST):

- GST will be applied as per the prevailing rates and is subject to change.