

[illegible]

LAUNCHING NEW LUXURY UNITS GROUND FLOOR					
Type	5 New Units Released	5 New Units Released	5 New Units Released	5 New Units Released	5 New Units Released
	2BHK Luxe	3BHK Luxe	3BHK Luxe	3BHK Luxe	3BHK Luxe
Super Built Up Area [SBA] in Sq.Ft. - (A)	1,415	1,700	1,735	1,755	1,775
Price PSF for next 20 families	9,999	9,999	9,999	9,999	9,999
Launch Price PSF (for Sep)	9,749	9,749	9,749	9,749	9,749
PLC applicable rate 200/-rs per sqft	0	0	0	0	0
Basic Cost	13,794,835	16,573,300	16,914,515	17,109,495	17,304,475
Garden Area	360	475	505	435	200
Rate per sft for Garden area	7,499	7,499	7,499	7,499	7,499
Total Cost for Garden	2,699,640	3,562,025	3,786,995	3,262,065	1,499,800
Car Parking Charges (2 Car Parkings)	600,000	600,000	600,000	600,000	600,000
Facility Center & Amenities membership charges	300,000	300,000	300,000	300,000	300,000
	17,394,475	21,035,325	21,601,510	21,271,560	19,704,275
Infrastructure & Other charges @ 250/- Per Sft	353,750	425,000	433,750	438,750	443,750
Generator back up, Legal & Documentation charges	100,000	100,000	100,000	100,000	100,000
Total Apartment Cost Excl GST	17,848,225	21,471,381	22,040,699	21,728,856	20,210,575
GST at 5%	₹892,411	₹1,073,569	₹1,102,035	₹1,086,443	₹1,010,529
Grand Total Consideration	₹18,740,636	₹22,544,950	₹23,142,734	₹22,815,299	₹21,221,104
PAYMENT PLAN (for the unit purchased in respective Tower)					
Booking advance Token - 5 lakh	5 Lakh	5 Lakh	5 Lakh	5 Lakh	5 Lakh
On booking (within 48 hours of booking) - Minus token paid	10%	10%	10%	10%	10%
Within 15 days of agreement	10%	10%	10%	10%	10%
On foundation	15%	15%	15%	15%	15%
On completion of basements	15%	15%	15%	15%	15%
On completion of Ground floor roof slab	10%	10%	10%	10%	10%
On completion of 1st floor roof slab	10%	10%	10%	10%	10%
On completion of 2nd floor roof slab	5%	5%	5%	5%	5%
On completion of 3rd floor roof slab	5%	5%	5%	5%	5%
On completion of 4th floor roof slab	5%	5%	5%	5%	5%
On completion of flooring/tiling	5%	5%	5%	5%	5%
On completion of external windows	5%	5%	5%	5%	5%
On intimation of Possession	5%	5%	5%	5%	5%
	100%	100%	100%	100%	100%
TERMS AND CONDITIONS					
All Payments should be made in favour of " GRC INFRA SAVORA RERA COLLECTION ACCOUNT "					
The areas provided are indicative and it may slightly vary.					
Milestone payments, as outlined in the payment schedule, may not follow a sequential order. Payments will be issued upon the completion of each milestone as they are achieved."					
12 months advance maintenance fee of Rs.65/- + GST for per Sft of SBA is required to be paid on or before the unit registration.					
Khatha assessment and bifurcation charges of the unit are to be paid extra as per the prevailing rates and it may be subject to upward revision at the time of registration of the unit.					
Registration charges, Stamp Duty charges and Incidental charges are to be paid extra and same shall be payable at the time of execution of sale agreement and sale deed as per actuals. Franking charges for the agreement of sale shall be 0.5% of the sale consideration or as per the prevailing norms.					
GST is to be paid as per prevailing rates & it shall be subject to change as per the change in Govt. norms.					
The Purchaser/s is/are obliged to deduct TDS at the rate of 1% or as applicable at the time of payment of each instalment and remit the same to income tax department and furnish Form16 B to the developer.					
Any other statutory levies imposed by the Government/statutory authorities is required to be paid at actuals and as applicable from time to time.					
Any delay in making timely payments as per the payments schedule, shall attract interest and it shall be payable along with GST. Refer application form for more details.					
Prices are subject to change as per Developer discretion.					