

**\*\*Allied Charges**

Car Parking (covered - mandatory )	₹ 2,50,000/-
External & Infrastructural Development Charges	₹ 335 sq ft/-
Club Membership	₹ 2,00,000/-
External Electrification Charges (EEC psf)	₹ 150 sq ft/-
Fire Fighting Charges (FFC psf)	₹ 70/-
Power Backup Charges (15000/- Per KVA)	₹ 45,000/- (3BR)
	₹ 60,000/- (4BR)

**Preferential Location Charges (PLC)-per sq. ft.**

Floor	Per sq. ft.
First Floor	₹ 150/-
Second Floor	₹ 125/-
Third Floor	₹ 100/-
Fourth to Sixth floor (NA for F02 Tower)	₹ 75/-
Top Floor (4 BR Apartments only)	₹ 150/-
Green Facing PLC	₹ 100/-

**Pre-EMI Subvention Plan**

Payment Stages	Percentage of payment
At the time of Booking	10% of Total sale price
Within 40 days from the date of Booking	5% of Total sale price
On Offer of Possession (Expected March 2016)	10% TSP + other charges & deposits EMI commences

**Green ParC: Pay Nothing till possession**

- This scheme is only applicable to those eligible buyers who get sanctioned a loan from Bank/HFC. The loan is under the sole discretion of Bank/HFC and Bank/HFC has absolute discretion to accept or reject any application. For buyers, who do not opt for Bank/HFC loan, or whose loan does not get accepted by Bank/HFC will need to pay Instalments under the Construction Linked Plan of the Company.
- All Allottees shall pay a booking amount being 10% of the Total Sale Price along with the Application Form and shall also pay further 5% of the Total Sale Price within 40 days of the booking of the Apartment to the Company.
- The Company shall directly pay to the Bank/HFC, interest accrued on the disbursements, as per construction linked payment plan, on behalf of the customer till March 2016 or the date of offer of possession whichever is earlier and no EMI or Interest shall be payable by the customer till such date.
- Customer shall be liable to pay EMI Inclusive of Interest after the date of offer of possession or March 2016, whichever is earlier.
- The prevailing terms and conditions regarding transfer and forfeiture shall apply.
- Subvention Scheme benefits shall not apply for Unit Transfer cases.

**Construction Linked Payment Plan**

Milestone	Percentage of payment
At the time of Booking	10% of Total Sale Price
Within 40 days from the date of Booking	5% of Total Sale Price
On Commencement of Construction	10% of Total Sale Price
On Start of Plinth level of Tower in which unit is booked	7.5% of Total Sale Price
On Start of 3rd Floor Roof Slab of Tower in which unit is booked	7.5% of Total Sale Price
On Start of 6th Floor Roof Slab of Tower in which unit is booked	7.5% of Total Sale Price
On Start of 9th Floor Roof Slab of Tower in which unit is booked	7.5% of Total Sale Price
On offer of possessio On Start of 12th Floor Roof Slab of Tower in which unit is booked	7.5% of Total Sale Price
On Start of 15th Floor Roof Slab of Tower in which unit is booked	7.5% of Total Sale Price
On Completion of Super Structure Framework	7.5% of Total Sale Price
On Completion of Internal Plaster of Tower in which unit is booked	5% of Total Sale Price
On Start of Plumbing, Flooring & Tiles works	7.5% of Total Sale Price
On Offer of Possession	10% of Total Sale Price

\* Total Sale Price = (BSP + PLC + Allied Charges)

\*\* Allied Charges includes (EDC & IDC, Club Membership, Car Parking, EEC, Power Backup Charges & FFC)

**Note:**

- for Home Loan Upto 75 lac : Maximum funding available from Bank/ HFC will be 80% of the Total Sale Price subject to Customer's eligibility. 15% of Total Sale Price to be paid first by the Customer towards Own Contribution and the balance 5% of Total Sale Price on Offer-of-Possession.
- for Home Loan Above 75 lac : Maximum funding available from Bank/ HFC will be 75% of the Total Sale Price subject to Customer's eligibility. 15% of Total Sale Price to be paid first by the Customer towards Own Contribution and the balance 10% of Total Sale Price on Offer-of-Possession.
- Demand for the Construction Milestone already achieved will be raised within 60 Days from the Date of Booking

**Terms & Conditions :-**

- All cheques / Demand Drafts to be made in Favour of "**Ramprastha SARE Realty Pvt. Ltd. Project A/c four**" Payable at Delhi/New Delhi. Cash payment will be not accepted by company
- No price escalation on sold units, except due to change in areas, if any.
- Above mentioned prices are subject to change at the sole discretion of the Company without any prior notice.
- Stamp duty, Registration charges, and other miscellaneous charges shall be borne and paid by the applicant as applicable at the time of registration of Sale Deed.
- Advance maintenance deposit shall be payable extra at the time of possession.
- Government Taxes and levies like Service Tax, VAT, Cess etc., as applicable from time to time, will be extra.
- Terms & Conditions stated herein are merely indicative with a view to acquaint the applicant and are not exhaustive
- For detailed Terms & Conditions please refer to the Application Form and Flat Buyers Agreement.
- 1 sq mtr = 10.764 sq ft