

**SEC-78 STONE CROP
CONSTRUCTION LINK PAYMENT PLAN FOR TOWER S1**

S.no	Description	% of sale Price	% of Plc	% of Edc	% of Parking
1	Booking amount	-----	-----	-----	-----
2	Installment	-----	-----	-----	-----
3	Allotment	Upto 40%	(50%)	(50%)	-----
4	Plinth level	(7.5%)	(50%)	(50%)	
5	Roof slab of ground .floor	(5%)	(20%) PB -UP		(50%) 75,000
6	Roof slab of 2 nd .floor	(5%)	-----		(50%) 75,000
7	Roof slab of 4 th .floor	(5%)	(30%) PB -UP		
8	Roof slab of 6 th .floor	(5%)	-----	-----	-----
9	Roof slab of 8 th .floor	(5%)	(50,000)Club membership	-----	-----
10	Roof slab of 10 th .floor	(5%)	-----	(100%) FFC/ECC	-----
11	Roof slab of 12 th .floor	(5%)	-----	-----	-----
12	Top floor slab	(7.5%)	(50%) P.B-UP	-----	-----
13	Installation of electric sub-station, lift, pumps etc.	(5%)	-----	-----	Open Parking(75,000)
14	Development work (Sewer, road etc.)	(2.5%)	-----	-----	-----
15	Balance on the time of possession	(2.5%)	-----	IFMS	-----

EDC	=	Rs. 145/sqft (compulsory)
FFC & ECC	=	Rs. 30/sqft (compulsory)
Parking for a car	=	Rs. 1, 50,000/- (compulsory)
Club membership	=	Rs. 50,000/- (compulsory)
Power backup	=	Rs. 25000/- pkw. (1 k.w compulsory)
Preferential Location Charges (PLC)		
For 1 st Floor	=	5%
2 nd Floor	=	4%
3 rd and Top floor	=	3%
Park, Pool facing	=	3%
Corner flat	=	2%
11 th Floor	=	2%
Interest Free Maintenance Security (IFMS)	=	Rs. 25/sqft (compulsory)
Optional Charges:-		
Open Car Parking for Second Car	=	Rs. 75000/-
Increase in Power back-up	=	Rs. 25000/ k.w

Important Instructions:-

- Prices are firm and escalation free from the respective dates of booking.
- Prices indicate above are subject to revision at the discretion of the Company. Prices ruling on the date of booking shall be applicable.
- Other charges as indicated in the Buyer Agreement shall be payable additionally.
- The payment due for construction Link Plan on the basis of present stage of construction shall be paid within 30 days of Booking and the balance shall be paid as per construction done at site.
- Project will be completed within 36 months from the date of commencement of construction of the said complex.
- If EDC is paid 100% at the time allotment no interest will be charged, In case of 50% EDC interest on balance amount will be charged @ 18% p.a. from the date of booking.
- In case any client wants to change its any other facility, he/she will have to pay the current charges or extra charges with interest (For e.g increase in power back up after signing agreement)
- In case of delay payments allottee has to pay all the charges with interest. Rate of interest will be 24% p.a. thereafter along with Rs. 100/- per sq fit will also be charged as booking / allotment restoring charges.
- Registration Stamp Duty and other charges as applicable would be payable by allottee at the time of execution of Sale Deed.
- Any additional facility, if provided will be charged extra.
- The areas of the flat are super built up which includes covered plus proportionate share of common area such as Staircase, Passage, Lift facilities etc.
- All building plans, layout specifications etc are tentative and subject to verification and modification as decided by the company or competent authority.
- If there is any provision for back to back double Car Parking, Club Facing or any other PLC exist at the time of possession an extra amount will be charged as may be considered by the developer at that time.