

**With Effect From 9<sup>th</sup> December 2013**

**SANDWOODS**

**Site Address :**

**Vill. Bhalori, Shamaghat, Jagjit Nagar Road  
Tehsil Kishangarh, Kasauli**

## **EUPHORIA**

### **PAYMENT PLAN -AROMA APARTMENTS**

<b>Description</b>	<b>Two Bedroom D/D Built-up Area 1025 Sq. ft.</b>
Ground Floor	Rs. 50,16,000.00
1 <sup>st</sup> Floor	Rs. 50,66,000.00
2 <sup>nd</sup> Floor	Rs. 51,16,000.00
3 <sup>rd</sup> Floor	Rs. 51,66,000.00
Car Parking Open	Rs. 1,50,000.00
Car Parking Covered	Rs. 2,50,000.00
Power Back-up Charges*	Rs. 20,000.00 per KW

#### **DOWN PAYMENT PLAN [PLAN-A] (Discount 10% on Basic Sale Price)**

- |   |   |
|---|---|
| 1. Booking Amount:                          | 20% of BSP  |
| 2. Within 45 days from the date of booking: | 75% of BSP + additional charges, if applicable                              |
| 3. At the time of possession:               | 5% of BSP + IFMS* + Car Parking + Stamp duty + Any other statutory charges. |

#### **CONSTRUCTION LINKED PAYMENT PLAN [PLAN-B]**

- |  |   |
|--|---|
| 01. Booking Amount:  | 10% of BSP  |
| 02. Within 30 days of Booking                                    | 10% of BSP  |
| 02. On commencement of development work:                         | 10% of BSP  |
| 03. On Commencement of foundation:                               | 10% of BSP  |
| 04. On Casting of 1st Floor roof slab:                           | 10% of BSP  |
| 05. On Casting Of 2 <sup>nd</sup> Floor roof slab:               | 10% of BSP  |
| 06. On Start of Brick work within apartment:                     | 7.5% of BSP   |
| 07. On Start of Plumbing (GI/CI) work within apartment:          | 7.5% of BSP   |
| 08. On Start of Electrification work within apartment:           | 7.5% of BSP   |
| 09. On Start of Internal Plaster work, flooring within apartment | 7.5% of BSP   |
| 10. On Start of all services within apartment:                   | 5% of BSP + IFMS* + Car Parking +additional charges       |
| 11. On Possession:   | 5% of BSP + Stamp Duty + any other charges, if applicable |

#### **Note:**

- These installments are the subsequent installment (s) in the above plan, shall become payable on demand irrespective of the serial order in which they are listed above.
- Prices indicated above are subject to revision at the discretion of the company. Price ruling on the date of booking and acceptance by the company shall be applicable.
- Interest free maintenance security (IFMS)\* shall be payable extra as per payment plan. @ Rs.50/- per sq. ft. and will be kept for the capital replacement of utility services equipment and this security is transferable.
- The above price is exclusive of "External Development Charges" (EDC). In case of any upward revision thereof by the government agencies in future, the same would be payable by the buyer on pro-rata basis. And the intending allottee (s) shall pay the proportionate charges for the installation of Electric Substation including Transformers, LT/HT lines, distribution panels, meters and water connection charges etc. subject shall be payable in addition, at the time of final payment and possession.
- The company would pay penalty to its customer @ Rs.5/- per sq.ft .per month for any handing over the flat beyond the committed period which is mentioned in Apartment Buyer's Agreement. Similarly the flat owner would be liable to pay the holding charges @ Rs.5/- per sq.ft. if he fails to take the possession within 30 days of the issuance of letter of offer of possession.
- Cost of the stamp duty and registration fee/documentation charges etc. as applicable shall be extra and shall be borne by the intending allottee (s) on actual.
- Variety of Housing loans are available directly from all leading banks and financial institutions.
- Pay order / draft to be issued in favor of "M/S Sandwoods Infratech Pvt.Ltd." payable at Chandigarh/ Delhi .
- Power Back-up would be optional.
- 10. Other than this, as per amendments made by the Finance Act 2010 Service Tax will be additional.**

\* These prices are additional to BSP.