PRICE SHEET & PAYMENT SCHEDULE W.E.F 24 / 01 / 2022

RERA: P02400002786

Base Price	Rs. 12,000/- Per SFT		
3 Car Parking Slots (Additional car park @ 5,00,000/- each) Club House Infrastructure Charges: TSSPDCL, HMWSSB, DG Set, Piped Gas Connection.	T1, T2, T3 Rs.615 per sft	T4 Rs.740 per SFT	T5 Rs.710 per SFT
Premium for Sky Club (applicable only for Tower 2)	Rs.10,00,000/-		
VRV Central Air Conditioning	Rs.250 /- Per SFT		
Floor Rise (for each floor)	Rs. 35/- Per SFT (6th to 25th Floor)	Rs. 50/- Per SFT (26th to 45th Floor)	

Handover Charges

Legal and Documentation charges	Rs.25,000/-
Corpus fund	Rs.100/- Per SFT
Maintenance Charges @ Rs.4/sq.ft./month for 2 years	Rs. 96/- per Sq. Ft

PAYMENT SCHEDULE

1	Booking Advance	Rs.20,00,000/-
2	Within 15 days from the date of booking (minus booking advance)	20%
3	On Completion of Foundation - COMPLETED	5%
4	On Completion of first parking slab – COMPLETED	5%
5	On Completion of third parking slab – COMPLETED	5%
6	On Completion of Ground Floor Slab - COMPLETED	5%
7	On Completion of 5th Floor Slab	5%
8	On Completion of 10th Floor Slab	5%
9	On Completion of 15th Floor Slab	5%
10	On Completion of 20th Floor Slab	5%
11	On Completion of 25th Floor Slab	5%
12	On Completion of 30th Floor Slab	5%
13	On Completion of 35th Floor Slab	5%
14	On Completion of 40th Floor Slab	5%
15	On Completion of 45th Floor Slab	5%
16	On Completion of 50th Floor Slab	5%
17	On Completion of 55th Floor Slab	5%
18	Before Registration of Sale Deed	5%
19	All other charges like corpus fund, maintenance & statutory charges	On possession / Before registration

TERMS & CONDITIONS

MODIFICATION	Internal customization of flat is permitted with prior consent of SRIAS Developers LLP. Any addition and deduction of any material/ specification of the flat is permitted with prior agreement & cost thereof would be payable / refundable.
GST	Applicable GST@ 5% is to be paid along with every installment. For maintenance charrges GST applicable is @18%. The GST, Stamp Duty, Labor CESS etc. is subject to change from time to time based on Govt. norms
REGISTRATION	Registration will be done only when 100% payment is made and taxes will be levied as per prevailing rate at the time of registration.
TDS	TDS @ 1% (as applicable) of the Sale Consideration is to be deducted and remitted directly to Income Tax department on the builder's PermanentAccount Number by the buyer
CORPUS	Corpus Fund @ Rs.100/- per sq. ft. to be paid 15 days before the date of registration.
MAINTENANCE	Advance Maintenance Charges @Rs.4/- per sq. ft. per month along with applicable GST for 24 months to be paid 15days before the date of registration.
CAUTION DEPOSIT	Rs. 50,000/- per unit is payable which is refundable after possession of the unit after due reconciliation.

1) This supersedes our previous price(s), if any.

2) Prices are subject to revise without any prior notice.

3) Corpus & Maintenance charges will be charged at handover as per actual rate prevailing.

4) Any financial charges due to modality of payment would be awarded to the buyer.

5) All payments to be made in the name of "SRIAS DEVELOPERS LLP".

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