

## Price List - Bellisimo

		3 BHK + 3 T	
Accommodation		Green Facing	External Facing
View/ Facing	1905		
Super Area (in Sqft)		1104	1104
Rera Carpet Area ( In Sqft )		1488	1488
Built up Area ( In Sqft )			
BSP PSF on Super Area	₹ 10,800	₹ 10,500	
BSP ( In Rs. )	₹ 2,05,74,000	₹ 2,00,02,500	
Independent Car Parking Charges	₹ 4,00,000	₹ 4,00,000	
Club development Charges	₹ 1,00,000	₹ 1,00,000	
IFMS Deposit	₹ 30,000	₹ 30,000	
External Electrification Charges	₹ 95,250	₹ 95,250	
Fire Fighting Charges	₹ 85,725	₹ 85,725	
Power Backup Charges	₹ 1,60,000	₹ 1,60,000	
<b>Total Cost ( In Rs. )</b>	<b>₹ 2,14,44,975</b>	<b>₹ 2,08,73,475</b>	

### Preferential Location / Preferential Floor Charges (Psft on Super Area)

Corner Unit (Bellisimo-3)	₹ 500
Corner Unit (Bellisimo-1)	₹ 300
Ground Floor to 2nd Floor	₹ 125
3rd Floor to 5th Floor	₹ 200
6th Floor to 8th Floor	₹ 225
9th Floor to 14th Floor	₹ 250

### Construction Linked Plan

Milestones	Percentage
At the time of Booking	10%
Within 45 days of Booking	10%
Within 90 days of Booking	10%
Completion of Ground floor slab	10%
Completion of 5th floor slab	7.5%
Completion of 10th floor slab	7.5%
Completion of 16th floor slab	7.5%
Completion of Top floor slab	7.5%
On Completion of Internal plaster	10%
On Completion of External Tower Paint	10%
On Application of Occupancy Certificate	5%
On offer of Possession	5%
<b>Total</b>	<b>100%</b>

#### Terms and Condition :

- A) Lease rent shall be Rs. 100/- Psft on Super Area
- B) 24 Months advance maintenance charges @ Rs. 6.10 per Sq Ft / Per month on carpet area is payable at possession. Connection Charges as IGL / LPG / Dual Meter to be paid at the time of offer of possession. Power Backup : 5 KVA for 3 BHK apartments.
- C) GST , Stamp Duty , Registration fees and legal charges and any other govt. charges due is payable extra as per govt. norms . Any additional facility that may be provided shall be charged extra , please read the detailed terms and conditions in the application form. TDS 1% Shall be applicable on total sale price exceeding Rs. 50 Lacs as per government norms.
- D) Prices can be revised at the sole discretion of the Company without notice.
- E) Additional Car Parking @ ₹ 5,00,000/- & Stack Parking (2) @ ₹7,00,000/-

## Price List - Magnifico

	4 BHK + 4 T	4 BHK + 4T + Servant
Accommodation		
View/ Facing	Green Facing	
Super Area (in Sqft)	2755	3300
Rera Carpet Area ( In Sqft )	1597	1912
Built up Area ( In Sqft )	2209	2524
BSP PSF on Super Area	₹ 11,000	₹ 11,500
BSP ( In Rs. )	₹ 3,03,05,000	₹ 3,79,50,000
Stack Parking (2) Charges	₹ 7,00,000	₹ 7,00,000
Club development Charges	₹ 1,00,000	₹ 1,00,000
IFMS Deposit	₹ 30,000	₹ 30,000
External Electrification Charges	₹ 1,37,750	₹ 1,65,000
Fire Fighting Charges	₹ 1,23,975	₹ 1,48,500
Power Backup Charges	₹ 1,92,000	₹ 2,40,000
<b>Total Cost ( In Rs. )</b>	<b>₹ 3,15,88,725</b>	<b>₹ 3,93,33,500</b>

### Preferential Location / Preferential Floor Charges (Psft on Super Area)

Corner Unit (Magnifico-1)	₹ 300
Ground Floor to 2nd Floor	₹ 125
3rd Floor to 5th Floor	₹ 200
6th Floor to 8th Floor	₹ 225
9th Floor to 14th Floor	₹ 250

### Construction Linked Plan

Milestones	Percentage
At the time of Booking	10%
Within 45 days of Booking	10%
Within 90 days of Booking	10%
Completion of Ground floor slab	10%
Completion of 5th floor slab	7.5%
Completion of 10th floor slab	7.5%
Completion of 16th floor slab	7.5%
Completion of Top floor slab	7.5%
On Completion of Internal plaster	10%
On Completion of External Tower Paint	10%
On Application of Occupancy Certificate	5%
On offer of Possession	5%
<b>Total</b>	<b>100%</b>

#### Terms and Condition :

- A) Lease rent shall be Rs. 100/- Psft on Super Area
- B) 24 Months advance maintenance charges @ Rs. 6.10 per Sq Ft / Per month on carpet area is payable at possession. Connection Charges as IGL / LPG / Dual Meter to be paid at the time of offer of possession. Power Backup : 6 KVA for 2755 sqft and 7.5 KVA for 3300 sqft.
- C) GST , Stamp Duty , Registration fees and legal charges and any other govt. charges due is payable extra as per govt. norms . Any additional facility that may be provided shall be charged extra , please read the detailed terms and conditions in the application form. TDS 1% Shall be applicable on total sale price exceeding Rs. 50 Lacs as per government norms.
- D) Prices can be revised at the sole discretion of the Company without notice.
- E) Additional Car Parking @ ₹ 5,00,000/- & Stack Parking (2) @ ₹7,00,000/-

**ELDECO****SPECIAL PAYMENT PLAN****25\*4 Payment Plan**

Milestones	Percentage
At the time of Booking	10%
Within 45 days of Booking	15%
Within 12 months of Booking / On Completion of 5th floor Slab, whichever is later	25%
Within 24 months of Booking / On Completion of Top floor Slab, whichever is later	25%
On Completion of Internal plaster	10%
On Completion of External Tower Paint	5%
On Application of Occupancy Certificate	5%
On offer of Possession	5%
<b>Total</b>	<b>100%</b>

**Note :**

A) Lease rent shall be Rs. 100/- Psft on Super Area.

B) 24 Months advance maintenance charges @ Rs. 6.10 per Sq Ft / Per month on carpet area is payable at possession. Connection Charges as IGL / LPG / Dual Meter to be paid at the time of offer of possession. Power Backup : 6 KVA for 2755 sqft and 7.5 KVA for 3300 sqft.

C) GST , Stamp Duty , Registration fees and legal charges and any other govt. charges due is payable extra as per govt. norms . Any additional facility that may be provided shall be charged extra , please read the detailed terms and conditions in the application form. TDS 1% Shall be applicable on total sale price exceeding Rs. 50 Lacs as per government norms.

D) Prices can be revised at the sole discretion of the Company without notice.

E) Additional Car Parking @ ₹ 5,00,000/- & Stack Parking (2) @ ₹7,00,000/-