

PRICE LIST

w.e.f. 4th Feb 2017

SUPER AREA (SQ.FT.)	ACCOMODATION	BASIC SALE PRICE (IN ₹)
1685 Sq.ft.	3B/R + Living + Dining + Balconies + Kitchen + 3 Toilets	₹ 63,86,150

ADDITIONAL COST (ONE TIME PAYMENT)

Covered Parking	One Parking Mandatory	₹ 3,00,000
Power Backup Installation Cost		₹ 25,000 per KVA (3 KVA mandatory)
Club Membership (10 Years)		₹ 1,00,000
EEC & FFEC		₹ 50 per sq.ft.
IFMS (Interest Free Maintenance Security)		₹ 50 per sq.ft.
Tentative External Development Cost & Infrastructure Development Cost (EDC & IDC)		₹ 610 per sq.ft.

Total Cost	₹ 80,57,500
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PREFERENTIAL LOCATION CHARGES (PLC)

For Podium/Park Facing	₹ 100 per sft
For Podium Floor	5% of BSP
For First Floor	4% of BSP
For Second Floor	3% of BSP
For Third Floor	2% of BSP

PAYMENT PLAN

Construction Linked Payment Plan

PLAN A: SUBVENTION PAYMENT PLAN (TILL OFFER OF POSSESSION /FITOUTS)

AT THE TIME OF BOOKING	₹ 3,00,000
ON 60TH DAY OF BOOKING	10% of BSP (less booking Amount)
ON 120TH DAY OF BOOKING	10% of BSP
1ST DISBURSEMENT ON START OF CONSTRUCTIONS	20% of BSP + 20% of PLC +20% Additional cost + 20% EDC & IDC
2ND DISBURSEMENT ON CASTING OF SECOND FLOOR ROOF	10% of BSP + 20% of PLC +20% Additional cost + 20% EDC & IDC
3RD DISBURSEMENT ON CASTING OF FOURTH FLOOR ROOF	10% of BSP + 20% of PLC +20% Additional cost + 20% EDC & IDC
4TH DISBURSEMENT ON CASTING OF EIGHTH FLOOR ROOF	10% of BSP + 20% of PLC +20% Additional cost + 20% EDC & IDC
5TH DISBURSEMENT ON CASTING OF TOP FLOOR ROOF	10% of BSP + 20% of PLC +20% Additional cost + 20% EDC & IDC
6TH DISBURSEMENT ON COMPLETION OF FLOORING	10% of BSP
ON OFFER OF POSSESSION/FITOUTS	10% of BSP + Other cost (If Any) + IFMS

PLAN B: INTEREST FREE CONSTRUCTION LINKED PLAN

AT THE TIME OF BOOKING	₹ 3,00,000 + service tax
ON 45TH DAY OF BOOKING	₹ 3,38,615 + Service Tax
ON 90TH DAY OF BOOKING	₹ 6,38,615 + Service Tax
ON COMPLETION OF STRUCTURE	₹ 12,77,230 + Service Tax
WITHIN 6 MONTHS FROM COMPLETION OF STRUCTURE	₹ 10,27,850 + Service Tax
ON OFFER OF POSSESSION/FITOUTS	₹ 44,75,190 + Service Tax + IFMS+Other cost (If Any)

*AS PER BANK POLICY: BANK LOAN IS NOT APPLICABLE ON SERVICE TAX, WHICH NEED TO BE GIVEN BY CLIENTS HIMSELF.

TERMS & CONDITION

- All payments must be made through cheques/ Demand Draft/ Pay orders only issued in favour of "RBPLA/COMAXE CITY CENTRE" payable at New Delhi only
- The rate per sq. ft. of Basic Sale Price of the unit shall be firm. There would be no escalation in the rate of the BSP of unit once unit is booked and payment is realized by the company.
- All applicable govt. charges, taxes, cesses like EDC, IDC, City Development charges and service tax, VAT, labour cess and other taxes, cesses, lease rent, levies etc at present in future and any other enhancement thereof shall be payable extra by the applicant / allottee on proportionate basis.
- All building layouts/ plans / specifications are subject to change/ modification or revision as decided by company/ architect or any other competent authority.
- The area of unit being booked is super built up area including covered area/ Built up area plus proportionate share of service and common areas. The terms and conditions of sale stated herein are indicative only and are subject to detailed terms and conditions in the application form and Allotment letter/ Agreement.
- Price mentioned above is subject to change without any prior notice, at sole discretion of the company. Price prevailing on the date of acceptance of booking by the company shall be applicable. The Applicant should check prevailing price of the unit with company before booking.
- Possession of the unit shall be offered within tentative period of 36 months from the date of execution of allotment letter/ Agreement by the allottee or start of construction of the respective Building Block, whichever is later, subject to force majeure terms and other conditions to be more fully described in the Allotment letter/ Agreement and subject to timely payment of installment.
- Registration expenses, stamp duty, legal charges, court fee, Documentation charges etc. shall be payable extra by the allottee as applicable at the time of registration of title deeds.
- Service Tax. Shall be payable extra on BSP, PLC and additional cost etc. wherever applicable.
- No PRI-EMI under Subvention Plan is applicable for 36 months or offer of Possession/Fitout, whichever is later.