

**CHINAR PARK**  
**PAYMENT SCHEDULE**

			Extra Charges
		<b>PRICE RS 5600 + FLOOR ESCALATION + PLC</b>	
Sl.		<b>ON Application Money 5 Lacs</b>	
1	20% + S.Tax	ON ALLOTMENT [ WITH IN 15 DAYS OF APPLICATION , LESS APPLICATION MONEY] (**Plus 50% of Legal fees)	
2	10% + S.Tax	ON COMPLETION OF PILING	
4	10% + S.Tax	ON COMPLETION OF 3 <sup>RD</sup> FLOOR ROOF CASTING	
5	10% + S.Tax	ON COMPLETION OF 6 <sup>TH</sup> FLOOR ROOF CASTING	
6	10% + S.Tax	ON COMPLETION OF 9 <sup>TH</sup> FLOOR ROOF CASTING	50% + S.Tax
7	10% + S.Tax	ON COMPLETION OF INTERNAL PLASTERING OF THE SAID UNIT	
8	10% + S.Tax	ON COMPLETION OF FLOORING	
9	10% + S.Tax	On FINSHING OF SAID UNIT	
10	10% + S.Tax	ON POSSESSION(**Plus 50% of Legal fees)	50% + S.Tax

**Legal Fees Rs. 16/- per sq.ft. ( Saraogi & Co.)**

**Details of Mandatory Costs & Deposits :**

**Extra Charges :**

(i) Transformer Charges @ Rs. 70/- per sq.ft.\*\*

(ii) Generator Charges Rs. 20,000/- per KVA.\*\*

**Deposits :**

(i) Maintenance charges for 2 years @ rs. 2.5/- per sq.ft.(per month), out of which one year will be chargeable and another one is deposit.

(ii) Deposit for Municipal Taxes @ Rs. 15/- per square feet of Super Built-up Area, for one year

(iii) Deposit for electric supply/ individual meter as per actuals payable to electricity supply authority.

(iv) Club Charges :- Rs. 40,000/- For 3BHK & Rs. 60,000/- For 4BHK.\*\*

**Nomination Charges :**

(i) 2% of Total Sale Value with a Lock in Period of One Year from the date of allotment.

**Cancellation Charges :**

(i) Before allotment Rs. 50,000/-.

(ii) After allotment 2% of total sale value. Refund only on sale of the said flat

**Car Parking Rates :**

(i) Open Car Parking Space = 5,00,000/-.

(ii) Basement Car Parking Space = 5,50,000/-.

(iii) Covered Car Parking Space = 6,00,000/-.

**PLC Charges**

(i) Either South or Garden Rs. 50/- per sq.ft.

(ii) South + Garden Rs. 75/- per sq.ft.

(iii) Floor Escalation Rs. 20/- per.sq.ft (per floor) applicable from 2nd Floor onwards.

**Notes :**

(i) Service Tax & other taxes will be charges extra as per applicable rates on all payments

(ii) Payments received by cheques are subject to realisation.

(iii) Stamp Duty, Registration Charges, Incidental Expenses, Govt. Taxes and Levis, any other charges will be as applicable..

(iv) All Payments to be made in the name of "**ARCH INFRA PROPERTIES PVT. LTD.**"

(v) Out of of the total private terrace area 50% is chargeable.

(vi) Super Built-Up area is minus 25%

(vii) maintenance Charges will be Rs. 2.5/- per sq.ft. per month

(viii) Handover in 36 months from the date of commencement of construction plus 6 months grace period.

(ix) On delay in payment as per the schedule then 18% p.a will be charged on the due amount.

(x) if the Developer delays in delivering the possession beyond the grace period, for reasons other than Force Majeure, then the developer shall become liable to pay to the Purchaser interest on the payments made by the Purchaser towards the Agreed Consideration for the period of delay at the then prevailing State Bank of India fixed deposit rate of interest. \*\*\*