

# T ULSIANI HK INFRAHOUSING PVT. LTD.

(A Unit of Sunshine Group)

## Project - **IMPERIAL GREEN**

Site: Village – Dabhaon, Tehsil- Karchhana, District- Prayagraj



### PAYMENT PLAN

**RERA REGISTRATION No.----- UPRERAPRJ146839**

<b>CONSTRUCTION LINKED PAYMENT PLAN (CLP)</b>		
1	AT THE TIME BOOKING & before Execution of Registered Agreement to Sell	10% of BSP+ GST
2	WITHING 30 DAYS OF BOOKING	85% of Sale Price + GST
3	AT THE TIME OF REGISTRY	5% Sale Price + OTHER COST (IF ANY)+STAMP DUTY, REGISTRATION & OTHER CHARGES (IF ANY)+ GST

\* The construction linked stage can be called for payment in any sequence, depending on the sequence undertaken by the Developer, irrespective of the sequence mentioned hereinabove.

### Terms & Conditions

1. Price prevailing as on the date of Booking and acceptance by the company shall be final and shall be escalation free on such unit.
2. Price indicated above is subject to revision at the discretion of the company.
3. Electricity load and meter as per customer's individual requirement or minimum requirement as per UPPCL will be installed. Cost of the same will be paid extra by the allottee as per load installed.
4. Stamp duty, Registration and other related charges/ cost are extra and shall be payable by the allottee along with the last installment.
5. Other cost included GST as indicated in the Allotment Letter/Buyer Agreement shall be payable additionally by the Allottee.
6. All applicable Govt. Charges, taxes, cesses like EDC, IDC, CDC, GST & other taxes, cess, levies etc. at present or in future & any enhancement thereof shall be payable by the applicant/allottee as detailed in buyer and seller agreement.
7. Payment to be made through cheque/DD/RTGS/NEFT/IMPS payable at Allahabad in favour of 'Tulsiani HK Infrahousing Pvt. Ltd.'. [A/c No. – 157005002257 & IFSC- ICIC0001570, Branch- Naini, Prayagraj]
8. Free Maintenance work/ service will be providing for one year from the date of sale of flats/Completion Certificate.

\*\*\*end\*\*\*

## *Sunshine* **IMPERIAL GREEN**

### **Price List w.e.f. 15-10-2023**

Type		No. of Units	Rate per Sq. Ft.	Super Area (Sq. Ft.)	Total Flat BSP (Basic Sale Price)	Add: EDC (External Development charges) @Rs.50/-psft	Total Sale Value (without Parking)
1	2 BHK-	248	Rs. 4200/-	1130 Sq. Ft.	Rs. 47,46,000/-	Rs. 56,500/-	Rs. 48,02,500/-
2	3 BHK	80	Rs. 4200/-	1485 Sq. Ft.	Rs. 62,37,000/-	Rs. 74,250/-	Rs. 63,11,250/-

#### Any Other Payment/Charges

- 1- Interest Free Maintenance charges (IFMS) @ 30,000/- per unit will be extra payable to maintenance society as Refundable security Deposit.
- 2- Rs. 1 Lakh for Open Car parking extra.
- 3- GST will be extra as per the Govt. Rule. i.e. 5%
- 4- Registry Fees, E-stamp, advocate fees etc. will be extra.
- 5- Stamp Duty is @7% + 1% Registration Fees + 1% Nagar Nigam Charges will be extra on sale value (on Consideration or Circle value which is higher).