

Sai Dham

SHREE KALESHWAR DHAM

Price List and Payment Plan

(1st September, 2023)

Basic Selling Price be@ Rs. 4500/- per Sq. feet of Super Built-up Area

FLAT NOS.	TYPE	1ST FLOOR		2ND FLOOR		3RD FLOOR		4TH FLOOR	
		Super Builtup Area (Sq. Ft.)	Flat Price	Super Builtup Area (Sq. Ft.)	Flat Price	Super Builtup Area (Sq. Ft.)	Flat Price	Super Builtup Area (Sq. Ft.)	Flat Price
A-1	3 BHK	1496.64	6884544.00	1540.09	7045912.00	1540.09	7007410.00	1540.09	6968907.00
A-2	3 BHK	1482.75	6820650.00	1519.09	6949837.00	1519.09	6911860.00	1519.09	6873882.00
A-3	3 BHK	1516.32	6975072.00	1536.63	7030082.00	1536.63	6991667.00	1536.63	6953251.00
B-1	2 BHK	1000.07	4600322.00	1021.54	4673546.00	1021.54	4648007.00	1021.54	4622469.00
B-2	2 BHK	995.44	4579024.00	1015.77	4647148.00	1015.77	4621754.00	1015.77	4596359.00
B-3	2 BHK	995.44	4579024.00	1016.92	4652409.00	1016.92	4626986.00	1016.92	4601563.00
B-4	2 BHK	1127.40	5186040.00	1158.74	5301236.00	1158.74	5272267.00	1158.74	5243299.00
B-5	2 BHK	1163.28	5351088.00	1218.10	5572808.00	1218.10	5542355.00	1218.10	5511903.00

FLAT NOS.	TYPE	5TH TO 8TH FLOOR		9TH FLOOR	
		Super Builtup Area (Sq. Ft.)	Flat Price	Super Builtup Area (Sq. Ft.)	Flat Price
A-1	3 BHK	1540.09	6930405.00	1408.81	6339645.00
A-2	3 BHK	1519.09	6835905.00	1471.75	6622875.00
A-3	3 BHK	1536.63	6914835.00	1481.25	6665625.00
B-1	2 BHK	1021.54	4596930.00	1010.43	4546935.00
B-2	2 BHK	1015.77	4570965.00	1004.60	4520700.00
B-3	2 BHK	1016.92	4576140.00	1004.60	4520700.00
B-4	2 BHK	1158.74	5214330.00	1136.38	5113710.00
B-5	2 BHK	1218.10	5481450.00	1172.04	5274180.00

10TH FLOOR				11TH FLOOR			
FLAT NOS.	TYPE	Super Buitup Area (Sq. Ft.)	Flat Price	FLAT NOS.	TYPE	Super Buitup Area (Sq. Ft.)	Flat Price
A-1	3 BHK	1832.22	8244990.00	A-1	3 BHK	1521.77	6847965.00
A-2	3 BHK	2073.69	9331605.00	A-2	3 BHK	1430.03	6435135.00
A-3	3 BHK	1664.47	7490115.00	A-3	3 BHK	1887.60	8494200.00
B-1	3 BHK	1579.03	7105635.00	B-1	2 BHK	1448.67	6519015.00
B-2	3 BHK	1752.15	7884675.00	B-2	2 BHK	1443.28	6494760.00

Basic Payment Construction Linked Plan (CLP)

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1. 10% at the time of Booking.
2. 6% at the time of execution of Regd. Agreement to Sell or Starting of the Excavation.
3. 6% at the time of starting of Basement Floor Slab.
4. 6% at the time of starting of Stilt Floor Slab.
5. 6% at the time of starting of First Floor Slab.
6. 6% at the time of starting of Second Floor Slab.
7. 6% at the time of starting of Third Floor Slab.
8. 6% at the time of starting of Fourth Floor Slab.
9. 6% at the time of starting of Fifth Floor Slab.
10. 6% at the time of starting of Sixth Floor Slab.
11. 6% at the time of starting of Seventh Floor Slab.
12. 6% at the time of starting of Eighth Floor Slab.
13. 6% at the time of starting of Ninth Floor Slab.
14. 6% at the time of starting of Tenth Floor Slab.
15. 6% at the time of starting of Eleventh Floor Slab.
16. 6% at the time of possession and execution of Sale Deed.

Compulsory Charges

- ❖ 25/-Sq. Ft for IFMS charges per flat at the time of execution of the sale deed and possession of the flat.
- ❖ 25,000/- For Electricity &Transformer (Connection will be taken by the customer from Electricity Department).
- ❖ 1/- Sq. Ft. per Month Maintenance Charges as Advance for 12 Months at the time of execution of Sale Deed.
- ❖ Documentation Charges of Rs. 12000/- at the time of execution of Agreement to Sell & 15000/- at the time of execution of Sale Deed.

Note: -

- All the above rates are Including of Preferential Location Charges (PLC)& One Car Parking.
- All the above rates are excluding of G.S.T. as applicable.
- Price and Payment Plans may vary at the time of booking or with time span Management reserves the right for the same.
- Customer shall be liable to pay every installment with GST as per Construction Link Plan.
- Please make the Cheque/DD in favor of "J M D Infraestate Pvt. Ltd." A/c no. 1045597357.

Specifications

Living/ Dining/ Passage/ Lobby

Floor	Larger Size 1200x800 Double Charged Nano Polished Vitrified Tiles.
Walls	Acrylic emulsion paint on Birla/JK wall putty punning on P.O.P base.
Ceiling	Acrylic Emulsion paint with POP cornices with limited false ceilings.

Bedrooms

Flooring Master Bed	Laminated Wooden Flooring of AC-4 Grade – 12mm.
Flooring Bedrooms	Double Charged Nano Polished Vitrified Tiles 800 x 800.
Walls	Acrylic emulsion paint on Birla/JK wall putty punning on P.O.P. Base.
Ceiling	Acrylic Emulsion paint with POP cornices.

Kitchen

Walls	Tiles up to 2'-0" above counter and Acrylic Emulsion paint in the balance area.
Floor	Anti-Skid Vitrified Tiles / Double Charged Vitrified Tiles.
Ceiling	Acrylic Emulsion paint with POP Cornices.
Counter	Granite Working Top.
Fittings / Fixtures	CP fittings of Jaquar with CPVC pipes and Double bowl SS Sink.
Kitchen Appliances	<i>Fully Equipped Modular Kitchen with 3Burner Cook top, Chimney, RO water filter system of a pureit.</i>

Balcony

Floor	Anti-Skid Tiles Vitrified Tiles
Ceiling	Exterior Paint.
Railings	Steel Decorative Railings.

Toilets

Walls	Combination of Tiles up to door level and Acrylic Emulsion paint in the balance area.
Floor	Anti-skid Ceramic Tiles
Ceiling	Acrylic Emulsion paint
Fixtures / Accessories	Towel rail, Soap dish, glass shelves and Mirror of standard make.
Sanitary ware/ CP	Single Lever CP fittings, Wash Basin Table Top& WC wall hung, Health.
Fittings	Faucet/jet, of Jaquar/ Hindware/ Varmora.
Plumbing	CPVC piping for hot and cold-water supply inside the toilets &UPVC pipes for stacks.
Fire Fighting System	Fire Fighting System as per NBC 2016 norms.

<u>Structure</u>	Earthquake Resistant RCC Framed Structure Designed by Qualified Structural Engineers.
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Doors

Internal Door	35mm thick 7'-0" height Painted Hardwood frame with pre Laminated doors With Godrej Mortise Locks and Stainless Steel Hardware.
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Main Entrance Door	40 mm thick 8'-0" Polished Hardwood Frame with Prelaminated Doors with Godrej Mortise Locks and Stainless Steel Hardware.
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External Glazing's

Windows / External	Energy Efficient, Sound insulating glass units with – Plain glass glazing'UPVC (ASAHI) heavy sections floor to ceiling height windows.
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External Elevation	Weather Proof External Paints.
Electrical Fixtures/ Fittings	Modular switches with copper wiring. Led light fittings with all the piping only and wiring for AC.
Security System	Secured Gated Community with access Control at Entrances with Security system along with C.C. Camera and EPABX systems for internal Communication.

Staircases

Floor	Granite/Marble with combination of steel railings
Walls	Acrylic Emulsion paint

Salient Features

- A.D.A. Approved.
- Earthquake Resistant R.C.C Framed Structure Designed by Qualified Structural Engineers.
- Fire Fighting equipment as per National Building Code (NBC) 2016.
- Rain Water harvesting.
- Single Gated Entry with security systems, close circuit cameras along with EPABX System.
- 24X7 Security Intercom Facility for extra Security.
- 2 and 3 B.H.K. Spacious Luxury High End Finished Semi Furnished Smart Flats.
- Complete Equipped Modular Kitchen with Cooktop, Smoke Chimney & R. O. Water Filter.
- 7 Feet High 35mm thick internal doors and 8' feet high 8' Feet high 40mm thick Decorative external Main Door.
- Big Heavy-Duty Aluminum /UPVC Windows floor to Ceiling Height.
- Inverter wiring in Full Flat.
- Copper piping for Air Conditioning provided in all flats and ³/₄-Star Split Air Conditioners available on additional attractive prices.
- Lifts: Gear less High-Speed Automatic Door for passenger & Separate service Lift in each block.
- Full Power Backup for Common Services.
- Reception Area/ Waiting Lounge for Visitors.
- Solar Panels for compound common light and for Power Backup Also.
- More Than 70% open Area.
- Jogging Track.
- Commercial Shop for daily use essentials.
- Parks & Swimming Pool.
- Basement & Stilt Reserve Parking for Residents and Visitors.