|  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **Sr. No.** | | **Type** | | **Area (sqft)** | | **Basic Rate** |  | | **Booking Amount** | |
| **APPLICABLE FOR: TOWER NO. 1&12** | | | | | | | | | | |
| **1** | 3 BHK | | 1664 | | 3190/- | | |  | | 05% + ST |
| **2** | 3 BHK+S | | 1738 | | 3190/- | | |  | | 05% + ST |
| **3** | 3 BHK+S | | 1765 | | 3190/- | | |  | | 05% + ST |
| **4** | 3 BHK+S | | 1775 | | 3190/- | | |  | | 05% + ST |

**Orchard County, Sector - 115, MOHALI**

**TULIP & CARNATION**

* Area may vary from Flat to Flat

**TIME LINKED PAYMENT PLAN**

**PAYMENT SCHEDULE**

|  |  |
| --- | --- |
| **Particulars** | **Installments** |
| **At the time of Booking** | 05% + ST of BSP |
| **Within 45 days from date of Booking** | 7.5% + ST of BSP |
| **Within 90 days from the date of Booking** | 7.5% + ST of BSP |
| **Within 135 days from the date of Booking** | 7.5% + ST of BSP |
| **Within 180 days from the date of Booking** | 7.5% + ST of BSP |
| **On start of Excavation** | 7.5% + ST of BSP |
| **On completion of Ground Floors roof slab** | 7.5% + ST of BSP |
| **On completion of Third Floor roof slab** | 7.5% + ST of BSP+(Club Charges + ST) |
| **On completion of Sixth Floor roof slab** | 7.5% + ST of BSP |
| **On completion of Ninth Floor roof slab** | 7.5 % +ST of BSP |
| **On completion of Twelfth Floor roof slab** | 7.5% + ST of BSP |
| **On completion of Super Structure** | 7.5% + ST of BSP |
| **On completion of Internal plastering & Flooring** | 7.5% + ST of BSP |
| **At the time of offer of possession** | 05 % + ST of BSP  (100% IFMSD +IDC Charges +Stamp Duty + Registration Charges + other charges) |

**DOWN PAYMENT PLAN**

|  |  |
| --- | --- |
|  | **Installments** |
| **At the time of Booking** | 05% + ST of BSP |
| **Within 45 days from date of Booking**  **(Discount of 10% on 90% Payment)** | 90% + ST of BSP + (Club Charges + ST) |
| **At the time of offer of possession** | 05 % + ST of BSP  (100% IFMSD +IDC Charges +Stamp Duty + Registration Charges + other charges) |

**SUBVENTION PLAN**

|  |  |
| --- | --- |
| **Particulars** | **Installments** |
| **At the time of Booking** | 05% + ST of BSP |
| **Within 45 days from date of Booking** | 7.5% + ST of BSP |
| **Within 90 days from the date of Booking** | 7.5% + ST of BSP |
| **Bank Subvention** | 75% |
| **At the time of offer of possession** | 05 % + ST of BSP  (100% IFMSD +IDC Charges +Stamp Duty + Registration Charges + other charges) |

**Note:-**

1. Basic Price includes one Covered car parking.
2. IDC (Infrastructure Development Charge) - Rs.20000
3. Power Backup Charges (PBC) – Rs.60 per Sq. Ft
4. Service Tax shall be applicable on Basic price @ 3.09%. EDC/IDC will have no service charges. Service tax on Power Backup, PLC and Club Membership @ 12.36% (as per the rates notified by the government). Service tax shall be payable along with respective installment and is mandatory.
5. In the event the government / competent authority enhances, service tax or any other charges payable in relation to the project, the same shall be payable by the customer.
6. Club Membership Charges (Rs.50,000) are mandatory.
7. Cheques/Bank Drafts to be issued in favor of “ANSAL LOTUS MELANGE PROJECTS PVT LTD” payable at Chandigarh only. Separate cheques/ bank drafts to be issued for payment of EDC/IDC
8. Sale Prices mentioned above are subject to revision without any prior notice and on the sole discretion of the company.
9. The Stamp Duty, Registration fee, miscellaneous charges, Interest Free Maintenance Security Deposit (IFMSD) & other charges (if applicable) shall be paid at the time of offer of possession.
10. Preferential Location Charges (PLC) shall be charged @

Floors PLC (in Rs.)

Ground Floor 125

1st Floor 125

2nd Floor 100

3rd Floor 100

4th Floor 75

5th Floor 50

6th Floor 25

15th Floor 100

1. Club/ Pool Facing PLC Rs.1, 50,000.