**Site Address**

 ***SANDWOODS*  Kamyana, Bharari Road, SHIMLA.**

 **w.e.f. 01.02.2013**

 **WINDSOR SUITES (Campton Estate)**

 **PAYMENT PLAN**

|  |  |
| --- | --- |
| Description | Apartment One Bedroom D/D Area 615 Sq.ft. |
| 1st Floor | Rs. 28,38,000.00 |
| 2nd Floor | Rs. 28,71.000.00 |
| 3rd Floor | Rs. 29,04,000.00 |
| 4th Floor | Rs. 29,37,000.00 |
| Car Parking Open | Rs. 1,50,000.00 |
| Car Parking Covered | Rs. 2,50,000.00 |

**DOWN PAYMENT PLAN [PLAN-A]**

(Discount 7% on Basic Sale Price)

1. Booking Amount: 20% of BSP

2. Within 45 days from the date of booking: 75% of BSP + Car Parking charges

3. At the time of possession: 5%of BSP + Stamp duty + IFMS + Any other statutory charges.

**CONSTRUCTION LINKED PAYMENT PLAN [PLAN-B]**

1. Booking Amount: 10% of BSP
2. Within 30 days of Booking 10% of BSP

02. On commencement of development work: 10% of BSP

03. On Commencement of foundation: 10% of BSP

04. On Casting of 1st Floor roof slab: 10% of BSP

05. On Casting Of 2nd Floor roof slab: 10% of BSP

06. On Start of Brick work within apartment: 7.5% of BSP

07. On Start of Plumbing (GI/CI) work within apartment: 7.5% of BSP

08. On Start of Electrification work within apartment: 7.5% of BSP

09. On Start of Internal Plaster work, flooring within apartment 7.5% of BSP+ Car Parking charges

10. On Start of all services within apartment: 5% of BSP + IFMS + additional charges, if applicable

11. On Possession: 5% of BSP + Stamp Duty + any other charges, if applicable

**Note:**

 1. These installments are the subsequent installment (s) in the above plan, shall become payable on demand irrespective of the serial order in which they are listed above.

 2. Prices indicated above are subject to revision at the discretion of the company. Price ruling on the date of booking and acceptance by the company shall be applicable.

 3. Interest free maintenance security shall be payable extra at the time of notice for possession. Interest free maintenance security (IFMS) @ Rs.45/- per sq.ft. will be payable by the allottee and will be kept for the capital replacement of utility services equipment and this security is transferable.

 4. The above price is inclusive of “External Development Charges” (EDC), pro-rated per apartment as applicable to this “Group Housing Site”. In case of any upward revision thereof by the government agencies in future, the same would be payable on pro-rata basis.

 5. The company would pay penalty to its customer @ Rs.5/- per sq.ft .per month for any handing over the flat beyond the committed period of as per Apartment Buyer’s Agreement. Similarly the flat owner would be liable to pay the holding charges @ Rs.5/- per sq.ft. if he fails to take the possession within 30 days of the issuance of letter of possession.

 6. Cost of the stamp duty and registration fee/documentation charges etc. as applicable shall be extra and shall be borne by the intending allottee (s) on actuals.

 7. Variety of Housing loans are tenures of 15-20 years repayment available directly from IDBI Bank, HDFC, SBI, other leading banks and financial institutions.

 8. That the intending allottee (s) shall pay the proportionate charges for the installation of Electric Substation including Transformers, LT/HT Lines, distribution panels, meters etc. shall be payable in addition, at the time of final payment and possession.

 9. Pay order / draft to be issued in favor of “M/S Sandwoods Infratech Pvt.Ltd.” payable at Chandigarh/ Delhi / Shimla.

 **10. Other than this, as per amendments made by the Finance Act 2010 Service Tax will be additional.**