

# SOBHA WINDSOR

## Pricing & Payment Schedule

<b>Unit Particulars</b>	
Unit Number	4A - 01001
Type of Unit	4BHK+ Private Utility
Wing	1
Floor	GF
Carpet Area in sft (C)	1,512.99
SBA (S) in sft	2,280.62
Classification	PRIME
<b>Basic Value</b>	
Basic Value in ` (BV)	1,61,90,121
<b>Additional Cost (AC)</b>	
Development of Electrical and other Infrastructure in `	5,54,191
<b>Total Value excluding GST (V = BV + AC)</b>	<b>1,67,44,312</b>
Goods and Services Tax @ 5% on V in ` (GST)	8,37,216
<b>Basic Value with GST in ` (A = V + GST)</b>	<b>1,75,81,528</b>
<b>Deposits</b>	
Maintenance Deposit in `	4,00,000
<b>Total Deposits in ` (B)</b>	<b>4,00,000</b>
<b>Total Value excluding Registration &amp; Stamp Duty in ` (D = A+B)</b>	<b>1,79,81,528</b>
<b>Payment Schedule</b>	
Booking Amount in `	17,58,153
Payable within 30 days from Payment Request Letter (Less Booking Amount) in `	17,58,153
On Completion of Foundation Works in `	17,58,153
On Completion of Lower Basement Roof Slab in `	14,06,522
On Completion of Ground Floor Roof Slab in `	14,06,522
On Completion of Fourth Floor Roof Slab in `	12,30,707
On Completion of Eight Floor Roof Slab in `	12,30,707
On Completion of Twelfth Floor Roof Slab in `	12,30,707
On Completion of Fifteenth Floor Roof Slab in `	12,30,707
On Completion of Terrace Slab in `	12,30,707
On Completion of Internal Wall Plastering in all the Apartments excl Balconies, Utilities, Common Area, Shafts, Ducts etc., in `	12,30,707
On Completion of Internal Flooring in all the Apartments excl Balconies, Utilities, Common Area, Shafts, Ducts etc., in `	12,30,707
5% of Basic Value and Deposits Payable on Final Payment Request Letter in `	12,79,076
<b>Total Value excluding Registration &amp; Stamp Duty in `</b>	<b>1,79,81,528</b>

1. Pricelist R0 w.e.f Feb 19, 2021
2. Stamp Duty Charges @ 0.1% of Agreement of Sale shall be paid by the Client as per the present government norms.
3. Goods and Services Tax (GST), Development of Electrical and Other Infrastructure Charges are as per the prevailing rates and subject to change.
4. Delayed payment interest charged would attract additional applicable GST.
5. Registration and Stamp duty charges to be paid by Customer at the time of execution of sale deed as per prevailing rates.
6. Demand note for payment will be on the basis of completion of the milestone attributed to the particular Wing in the project in which above apartment is located. Check the Construction status for payment dues.
7. Any other statutory charges which may be imposed by the authorities in future from time to time will also be payable by the customers.
8. Basic Value is inclusive of One Car Parking Space for all units.
9. Electricity consumption Deposit as mentioned in the agreement will be collected along with Final Payment Request.