

## Samastipur Project -1

**Effective Date From 24 Jan 2017**

### Price List of Duplex, Bungalow & Flat

Model Bungalow	Built up Area (Sq. Ft.)	Land Area (Sq. Ft.)	Deluxe	Luxury	O.O.E Charge
YAMUNA (5 BHK) BUNG.	2200	1600	41,00,000	44,00,000	1,40,000
KAVERI (4 BHK) BUNG.	1400	1000	24,75,000	26,00,000	1,00,000
JAYANTI (3 BHK) BUNG.	1300	900	22,15,000	23,31,000	1,00,000
MANGALAM DUP. (3 BHK)	1154	650	16,80,000	18,00,000	70,000
SIMPLEX Double (2 BHK)	650	1000	16,50,000	17,50,000	1,00,000

MODEL 2 BHK FLAT	S.B.A	DELUXE	LUXURY	LEFT CHARGE	DEVELOPMENT CHARGE
GANGA 2 BHK 1st FL	650 Sft.	11,50,000	NA	35,000	35,000
GANGA 2 BHK 2nd FL	650 Sft.	11,00,000	NA	35,000	35,000
GANGA 2 BHK 3rd FL	650 Sft.	11,00,000	NA	35,000	35,000
GANGA 2 BHK 4th FL	650 Sft.	10,50,000	NA	35,000	35,000
GANGA 2 BHK 5th FL	650 Sft.	10,00,000	NA	35,000	35,000
In Case of Extra Parking @ 2.5 Lacs Only.					
NANO 1 BHK 1st FL	400 Sft.	5,10,000	NA	35,000	25,000
NANO 1 BHK 2nd FL	400 Sft.	4,70,000	NA	35,000	25,000
NANO 1 BHK 3rd FL	400 Sft.	4,50,000	NA	35,000	25,000
NANO 1 BHK 4th FL	400 Sft.	4,50,000	NA	35,000	25,000
NANO 1 BHK 5th FL	400 Sft.	4,20,000	NA	35,000	25,000

## SPECIFICATION

Particulars	Deluxe	Luxury
Structure	R.C.C. Frame	R.C.C Frame
Walling	5" B.W	5" B.W
Flooring (Bed Room)	1'X1' Tiles	2'X2' Tiles
Wall Paint (Interior)	P.O.P	P.O.P
Wall Paint (Exterior)	Weather Coat (W.C)	Wall Putty with W.C
Bathroom Tiles (7'H)	8"x12"	12"x18"
Bathroom CP Fitting	Standard	ISI
Kitchen Tiles	8"x12"	12"x18"
Kitchen Top	Green Marble	Black Granite
Kitchen CP Fitting	Standard	Standard
Door Frame	Hard Wood	Hard Wood
Door Shutter	Panel Door	Do
Windows	Window Steel	Aluminium
Stair	Mild Steel	S.S Railing
No of AC Points	One Room	Two Room
Wire Fill	ISI.	Anchor / Equivalent

\*SPECIFICATION MAY BE CHANGED BY COMPANY IN FUTURE UNAVAILABLE OF MATERIALS

### Payment Schedule for SIMPLEX

- (1) Booking Amount @ 6% of Unit Cost
- (2) O.O.E Charge within 15 days From Booking
- (3) 34% of U/C within 30 days from Booking
- (4) 18% of U/C at Plinth Level.
- (5) 18% of U/C at Ground Floor Roof Level
- (6) 18% of U/C at Start of Finishing.
- (7) 6% of U/C before 30 days Handover.

### Payment Schedule for Bungalow

- (1) Booking Amount @ 4% of Unit Cost
- (2) O.O.E Charge within 15 days From Booking
- (3) 26% of U/C within 30 days from Booking
- (4) 17% of U/C at Plinth Level.
- (5) 17% of U/C at Ground Floor Roof Level
- (6) 17% of U/C at 1st Floor Roof Level
- (7) 17% of U/C Start of Finishing.
- (8) 2% of U/C before 30 days of Handover.

### Payment Schedule for 2 BHK FLAT

- (1) Booking Amount @ 4% of Unit Cost
- (2) Development Charge within 15 days of Booking
- (3) 21% of U/C within 30 days from Booking
- (4) 10% of U/C at the plinth Level.
- (5) 10% of U/C at the Ground Floor Roof Level
- (6) 10% of U/C at the First Floor Roof Level
- (7) 8% of U/C at the Second Roof Level
- (8) 8% of U/C at the Third Floor Roof Level
- (9) 8% of U/C at the Fourth Floor Roof Level
- (10) 8% U/C at the Fifth Floor Roof Level
- (11) 8% of U/C at Start of Finishing
- (12) 5% of Unit Cost before Handover.

### Payment Schedule for 1 BHK FLAT

- (1) Registration Amount @ 11,000/-
- (2) Allotment Amount @ 50,000/- within 45 days
- (3) Rest Amount will be in 42 Equal Monthly Installment
- (4) Parking in Nano will be available on Booking Date Only. (Car= 2,50,000/- & Bike= 60,000/-)
- (5) Service Tax will be Extra Charge.

### Note:-

1. All Legal Claims are in Samastipur Judicial Only.
2. All the Agreement will be sign after Payment of allotment amount with O.O.E / Development Charges.
3. Corner Unit will be 5% Extra of Unit Cost.
4. Service Tax will be Applicable As per Govt. Norms
5. Electricity Connection, Monthly Maintenance & Generator Connection will be charge on your expenses.

