

ORCHIDS PRICE LIST - SEPTEMBER 2015 (With Planter box)(FREE PLOT SCHEME)

S No.	Type of Apartment	3 BHK	3 BHK	4 BHK
1	Super Built Area (Sft)	2860	3150	3330
2	Price Per sft.	Rs. 4,600	Rs. 4,600	Rs. 4,600
3	Cost of Apartment	Rs. 13,156,000	Rs. 14,490,000	Rs. 15,318,000
	Cost Break Up			
	(i) Land Cost	Rs. 6,578,000	Rs. 7,245,000	Rs. 7,659,000
	(ii) Construction Cost	Rs. 6,578,000	Rs. 7,245,000	Rs. 7,659,000
4	Planter Area in Sft	68	99	77
5	Rate per Sft on Planter Area (1/3rd of BUA rate)	Rs. 1,533	Rs. 1,533	Rs. 1,533
6	Total Planter Cost	Rs. 104,267	Rs. 151,800	Rs. 118,067
7	Exclusive Right to use the Car Park	Rs. 200,000	Rs. 200,000	Rs. 200,000
8	Power, DG, STP, Home Automation charges @ Rs.300/-SFT	Rs. 858,000	Rs. 945,000	Rs. 999,000
9	Contribution for Club house construction	Rs. 350,000	Rs. 350,000	Rs. 350,000
10	VAT @ 14.5% (Construction cost + Car parking+PWS+Club House+Planter cost) on 70% of Cost	Rs. 821,162	Rs. 902,518	Rs. 946,596
11	Service Tax @ 5.60% (Construction cost + Car parking+PWS+Club Charges+Planter Cost)	Rs. 453,055	Rs. 497,941	Rs. 522,260
	Total Cost :	Rs. 15,942,484	Rs. 17,537,259	Rs. 18,453,922

1	Booking Amount	Rs. 300,000	Rs. 300,000	Rs. 300,000
2	Agreement of Sale - 20% of Total Cost less booking amount (to be paid within 15 days from the date of booking)	Rs. 2,888,497	Rs. 3,207,452	Rs. 3,390,784
3	Post Agreement - 60% of Total Cost (to be paid within 30 days of signing the agreement)	Rs. 9,565,490	Rs. 10,522,355	Rs. 11,072,353
4	On completion of Flooring/Tiling (10%)	Rs. 1,594,248	Rs. 1,753,726	Rs. 1,845,392
5	On Handing over possession/ Sale deed (10%)	Rs. 1,594,248	Rs. 1,753,726	Rs. 1,845,392
	Total :	Rs. 15,942,484	Rs. 17,537,259	Rs. 18,453,922

	Other Charges			
a	Floor premium Charges/Extra per sft: Rs.25/- for 4th floor, Rs.50/- for 5th floor, Rs.75/- for 6th floor, Rs.100/- for 7th floor, Rs.125/-for 8th floor, Rs.150/- for 9th floor, Rs.175/- for 10th floor, Rs.200/- for 11th Floor, Rs.225/- for 12th floor, Rs.250/- for 13th floor, Rs.275/- for 14th floor. PRICES FOR PENT HOUSES (15TH & 16TH FLOOR ON REQUEST)			
b	Estamping/ Stamp Duty/Registration and Legal Fees are extra payable at the time of AOS / Registration at actuals			
c	Cauvery Water Connection/ infrastructure Charges will be Extra whenever available			

	Maintenance Related			
1	Corpus to be paid at the time of Registration/ Possession which ever is earlier. @ Rs.50/- per sft	Rs. 143,000	Rs. 157,500	Rs. 166,500
2	Maintenance charges @ Rs. 3/-per sqft for first one year (Incl. of Service Tax @14%)	Rs. 117,374	Rs. 129,276	Rs. 136,663
3	Maintenance charges @ Rs. 3.50/-per sqft for the second year (incl of AMC charges and Service Tax @14%)	Rs. 136,937	Rs. 150,822	Rs. 159,440
4	Club operating charges @ 750/- per month for one year (from operation) (Incl. of Service Tax @14%)	Rs. 10,260	Rs. 10,260	Rs. 10,260
	Total Maintenance Related payable at the time of Possession/Registration (B):	Rs. 407,571	Rs. 447,858	Rs. 472,864

Apartments having Planter box

UNIT SIZE														
2860	11305	30901	31101	31301										
3150	10801	10805	30801											
3330	10305	10501	10505	10701	10705	30101	30301	30501	30701					

NOTE:

- * Price is Non-negotiable
- * Preintimation demand note of mile stone/instalment falling due will be informed/sent to customer 15 days earlier and demand note falls due on the date the milestone is achieved and to be paid by customer.
- * If the Purchaser chooses SBI, LIC or any other Nationalised Bank to finance the purchase of the property, Agreement of sale (AOS) needs to be signed within 7 days of booking
- * Customer should provide all the documents for Home Loan process.
- * Dependent car parking charges or additional car parking charges will attract service tax of :

TERMS OF FREE PLOT OFFER

- * Free plot offered is of 1500 sft in the project GOLDEN IRA.
- * Customer shall pay additional charges towards clubhouse, Maintenance and corpus, etc.
- * Registration of the FREE plot shall be done only after the registration of the Apartment and against receipt of all the dues for the plot.

Continued,

*OK
J. Kalyan*

ORCHIDS PRICE LIST - SEPTEMBER 2015 (With Planter box) (15-60-25% Scheme)

S No.	Type of Apartment	3 BHK	3 BHK	4 BHK
1	Super Built Area (Sft)	2860	3150	3330
2	Price Per sft.	Rs. 4,300	Rs. 4,300	Rs. 4,300
3	Cost of Apartment	Rs. 12,298,000	Rs. 13,545,000	Rs. 14,319,000
	Cost Break Up			
	(i) Land Cost	Rs. 5,720,000	Rs. 6,300,000	Rs. 6,660,000
	(ii) Construction Cost	Rs. 6,578,000	Rs. 7,245,000	Rs. 7,659,000
4	Planter Area in Sft	68	99	77
5	Rate per Sft on Planter Area (1/3rd of BUA rate)	Rs. 1,433	Rs. 1,433	Rs. 1,433
6	Total Planter Cost	Rs. 97,467	Rs. 141,900	Rs. 110,367
7	Exclusive Right to use the Car Park	Rs. 200,000	Rs. 200,000	Rs. 200,000
8	Power, DG, STP, Home Automation charges @ Rs.300/-SFT	Rs. 858,000	Rs. 945,000	Rs. 999,000
9	Contribution for Club house construction	Rs. 350,000	Rs. 350,000	Rs. 350,000
10	VAT @ 14.5% (Construction cost + Car parking+PWS+Club House+Planter cost) on 70% of Cost	Rs. 820,472	Rs. 901,513	Rs. 945,814
11	Service Tax @ 5.60% (Construction cost + Car parking+PWS+Club Charges+Planter Cost)	Rs. 452,674	Rs. 497,386	Rs. 521,829
	Total Cost :	Rs. 15,076,613	Rs. 16,580,799	Rs. 17,446,009

1	Booking Amount	Rs. 300,000	Rs. 300,000	Rs. 300,000
2	Agreement of Sale - 15% of Total Cost less booking amount (to be paid within 15 days from the date of booking)	Rs. 1,961,492	Rs. 2,187,120	Rs. 2,316,901
3	To be released by Bank (60%) - within 30 days of booking	Rs. 9,045,968	Rs. 9,948,480	Rs. 10,467,606
4	On Handing over possession (25%)	Rs. 3,769,153	Rs. 4,145,200	Rs. 4,361,502
	Total :	Rs. 15,076,613	Rs. 16,580,799	Rs. 17,446,009

	Other Charges			
a	Floor premium Charges/Extra per sft: Rs.25/- for 4th floor, Rs.50/- for 5th floor, Rs.75/- for 6th floor, Rs.100/- for 7th floor, Rs.125/-for 8th floor, Rs.150/- for 9th floor, Rs.175/- for 10th floor, Rs.200/- for 11th Floor, Rs.225/- for 12th floor, Rs.250/- for 13th floor, Rs.275/- for 14th floor. PRICES FOR PENT HOUSES (15TH & 16TH FLOOR ON REQUEST)			
b	Estamping/ Stamp Duty/Registration and Legal Fees are extra payable at the time of AOS / Registration at actuals			
c	Cauvery Water Connection/ infrastructure Charges will be Extra whenever available			

	Maintenance Related			
1	Corpus to be paid at the time of Registration/ Possession which ever is earlier. @ Rs.50/- per sft	Rs. 143,000	Rs. 157,500	Rs. 166,500
2	Maintenance charges @ Rs. 3/-per sqft for first one year (Incl. of Service Tax @14%)	Rs. 117,374	Rs. 129,276	Rs. 136,663
3	Maintenance charges @ Rs. 3.50/-per sqft for the second year (incl of AMC charges and Service Tax @14%)	Rs. 136,937	Rs. 150,822	Rs. 159,440
4	Club operating charges @ 750/- per month for one year (from operation) (Incl. of Service Tax @14%)	Rs. 10,260	Rs. 10,260	Rs. 10,260
	Total Maintenance Related payable at the time of Possession/Registration (B):	Rs. 407,571	Rs. 447,858	Rs. 472,864

Apartments having Planter box

UNIT SIZE														
2860	11305	30901	31101	31301										
3150	10801	10805	30801											
3330	10305	10501	10505	10701	10705	30101	30301	30501	30701					

NOTE:

- * Price is Non-negotiable
- * Preintimation demand note of mile stone/instalment falling due will be informed/sent to customer 15 days earlier and demand note falls due on the date the milestone is achieved and to be paid by customer
- * If the Purchaser chooses SBI, LIC or any other Nationalised Bank to finance the purchase of the property, Agreement of sale (AOS) needs to be signed within 7 days of booking
- * Customer should provide all the documents for Home Loan process.
- * Dependent car parking charges or additional car parking charges will attract service tax of 14%

OK
A. Patel

ORCHIDS PRICE LIST - SEPTEMBER 2015 (With Planter box)

S No.	Type of Apartment	2 BHK	2 BHK	3 BHK	3 BHK	3 BHK	4 BHK
1	Super Built Area (Sft)	1440	1630	2050	2860	3150	3330
2	Price Per sft.	Rs. 5,000	Rs. 5,000	Rs. 5,000	Rs. 5,000	Rs. 5,000	Rs. 5,000
3	Cost of Apartment	Rs. 7,200,000	Rs. 8,150,000	Rs. 10,250,000	Rs. 14,300,000	Rs. 15,750,000	Rs. 16,650,000
	Cost Break Up						
	(i) Land Cost	Rs. 3,888,000	Rs. 4,401,000	Rs. 5,535,000	Rs. 7,722,000	Rs. 8,505,000	Rs. 8,991,000
	(ii) Construction Cost	Rs. 3,312,000	Rs. 3,749,000	Rs. 4,715,000	Rs. 6,578,000	Rs. 7,245,000	Rs. 7,659,000
4	Planter Area in Sft	75	46	76	68	99	77
5	Rate per Sft on Planter Area (1/3rd of BUA rate)	Rs. 1,667	Rs. 1,667	Rs. 1,667	Rs. 1,667	Rs. 1,667	Rs. 1,667
6	Total Planter Cost	Rs. 125,000	Rs. 76,667	Rs. 126,667	Rs. 113,333	Rs. 165,000	Rs. 128,333
7	Exclusive Right to use the Car Park	Rs. 200,000	Rs. 200,000	Rs. 200,000	Rs. 200,000	Rs. 200,000	Rs. 200,000
8	Power, DG, STP, Home Automation charges @ Rs.300/-SFT	Rs. 432,000	Rs. 489,000	Rs. 615,000	Rs. 858,000	Rs. 945,000	Rs. 999,000
9	Contribution for Club house construction	Rs. 350,000	Rs. 350,000	Rs. 350,000	Rs. 350,000	Rs. 350,000	Rs. 350,000
10	VAT @ 14.5% (Construction cost + Car parking+PWS+Club House+Planter cost) on 70% of Cost	Rs. 448,529	Rs. 493,764	Rs. 609,677	Rs. 822,082	Rs. 903,858	Rs. 947,638
11	Service Tax @ 5.60% (Construction cost + Car parking+PWS+Club Charges+Planter Cost)	Rs. 247,464	Rs. 272,421	Rs. 336,373	Rs. 453,563	Rs. 498,680	Rs. 522,835
	Total Cost :	Rs. 9,002,993	Rs. 10,031,852	Rs. 12,487,717	Rs. 17,096,978	Rs. 18,812,538	Rs. 19,797,806

1	Booking Amount	Rs. 300,000	Rs. 300,000	Rs. 300,000	Rs. 300,000	Rs. 300,000	Rs. 300,000
2	Agreement of Sale - 20% of Total Cost less booking amount (to be paid within 15 days from the date of booking)	Rs. 1,500,599	Rs. 1,706,370	Rs. 2,197,543	Rs. 3,119,396	Rs. 3,462,508	Rs. 3,659,561
3	Post Agreement - 60% of Total Cost (to be paid within 30 days of signing the agreement)	Rs. 5,401,796	Rs. 6,019,111	Rs. 7,492,630	Rs. 10,258,187	Rs. 11,287,523	Rs. 11,878,684
4	On completion of Flooring/Tiling (10%)	Rs. 900,299	Rs. 1,003,185	Rs. 1,248,772	Rs. 1,709,698	Rs. 1,881,254	Rs. 1,979,781
5	On Handing over possession/ Sale deed (10%)	Rs. 900,299	Rs. 1,003,185	Rs. 1,248,772	Rs. 1,709,698	Rs. 1,881,254	Rs. 1,979,781
	Total :	Rs. 9,002,993	Rs. 10,031,852	Rs. 12,487,717	Rs. 17,096,978	Rs. 18,812,538	Rs. 19,797,806

Other Charges	
a	Floor premium Charges/Extra per sft: Rs.25/- for 4th floor, Rs.50/- for 5th floor, Rs.75/- for 6th floor, Rs.100/- for 7th floor, Rs.125/-for 8th floor, Rs.150/- for 9th floor, Rs.175/- for 10th floor, Rs.200/- for 11th Floor, Rs.225/- for 12th floor, Rs.250/- for 13th floor, Rs.275/- for 14th floor. PRICES FOR PENT HOUSES (15TH & 16TH FLOOR ON REQUEST)
b	Estamping/ Stamp Duty/Registration and Legal Fees are extra payable at the time of AOS / Registration at actuals
c	Cauvery Water Connection/ infrastructure Charges will be Extra whenever available

Maintenance Related							
1	Corpus to be paid at the time of Registration/ Possession which ever is earlier. @ Rs.50/- per sft	Rs. 72,000	Rs. 81,500	Rs. 102,500	Rs. 143,000	Rs. 157,500	Rs. 166,500
2	Maintenance charges @ Rs. 3/-per sqft for first one year (Incl. of Service Tax @14%)	Rs. 59,098	Rs. 66,895	Rs. 84,132	Rs. 117,374	Rs. 129,276	Rs. 136,663
3	Maintenance charges @ Rs. 3.50/-per sqft for the second year (incl of AMC charges and Service Tax @14%)	Rs. 68,947	Rs. 78,044	Rs. 98,154	Rs. 136,937	Rs. 150,822	Rs. 159,440
4	Club operating charges @ 750/- per month for one year (from operation) (Incl. of Service Tax @14%)	Rs. 10,260	Rs. 10,260	Rs. 10,260	Rs. 10,260	Rs. 10,260	Rs. 10,260
	Total Maintenance Related payable at the time of Possession/Registration (B):	Rs. 210,305	Rs. 236,700	Rs. 295,046	Rs. 407,571	Rs. 447,858	Rs. 472,864

DOWN PAYMENT PLAN :

DISCOUNT OFFERED : **10% ON BASIC COST**

BOOKING AMOUNT Rs.500000/-

Amount payable within 30 days of booking 95% of Basic cost less Booking amount

Apartments having Planter box

UNIT SIZE	FLAT NOS															
1440	20102	20103	20302	20303	20502	20503	20702	20703	20902	20903	21102	21103	21302	21303	21502	21503
1630	10102	10103	10302	10303	10502	10503	10702	10703	10902	10903	11102	11103	11302	11303	11502	11503
2050	10104	10304	10504	10704	10904	11104	11304	11504								
2860	11101	11105	11301	11305	30901	31101	31301									
3150	10801	10805	30801													
3330	10101	10105	10301	10305	10501	10505	10701	10705	30101	30301	30501	30701				

* Preintimation demand note of mile stone/instalment falling due will be informed/sent to customer 15 days

earlier and demand note falls due on the date the milestone is achieved and to be paid by customer.

* If the Purchaser chooses SBI, LIC or any other Nationalised Bank to finance the purchase of the property, Agreement of sale (AOS) needs to be signed within 7 days of booking

* Prices are subject to change without prior notice

* Errors & Omissions excepted

* Dependent car parking charges or additional car parking charges will attract service tax of 14%

OK
J. P. P.

**"GOLDEN IRA" SERVICED RESIDENTIAL PLOTS -
PRICE LIST - SEPTEMBER 2015 (For Free Plot Offer)**

	Type of plot	Zone 3
1	Plot Area (Sqft)	1500
2	Plot cost	0
	Basic Cost of Plot	Rs. 0
3	Club Membership Fees	Rs. 100,000
	i) Service Tax @ 14% on Club Membership Fees	Rs. 14,000
	Basic Agreement Value	Rs. 114,000

Payment by PDC's

1	Maintenance Corpus fund Rs.50/- per sqft - To be paid after 3rd year (PDC dt. 1st Jan 2020)	Rs. 75,000
2	Layout Maintenance Charges @ Rs. 1.5/- per Sqft/PM for 5 year + Service Tax @14% - To be charged on completion of project (BIAPPA final release) (PDC dt. 1st Apr 2017)	Rs. 153,900
3	Club house Operating Charges Rs.500/- PM for 5 years (from the date operational) + Service Tax @14% (PDC dt.1st Aug 2017)	Rs. 34,200
	Other Charges - Maintenance Charges	Rs. 263,100

PREMIUM LOCATION CHARGES (EXTRA)

Zone 2, extra 150/- per sqft, Zone 1, extra 300/- per sqft

North/East/Park facing/Corner Plot - (10%)

Corner + Park facing - (15%)

North-East Corner Plots - (20%)

Note :

- 1) Discount of 15% if maintenance PDC amounts are paid at time of registration
- 2) Charges towards BESCOM Meter Deposit, Cauvery or external Water provision costs and charges (BWSSB/any other) and Khata Transfer charges are not included in the aforesaid plot price. The said costs/charges/deposits are payable separately. Other Statutory fees/charges, taxes (present & future) shall have to be borne by the applicant(s)
- 3) Operating charges towards upkeep of the clubhouse is subject to review every year
- 4) Statutory taxes are subject to change and applicable as per prevailing rates.
- 5) Service Tax applicable on PLC charges @14%
- 6) E-Stamping/Stamp Duty/Registration and Legal Fees payable at the time of AOS / Sale Deed, at actuals

*OK
J. P. P. P.*