



A GOLDEN GATE Group company

**"Golden Ira" Serviced Residential Plots - PRICE LIST - January - 2016**

	Type of plot	Zone 1	Zone 2	Zone 3
1	Plot Area (Sft)	2693	1500	1500
2	Plot cost Per Sqft incl. Development Charges	Rs. 2,600	Rs. 2,400	Rs. 2,200
	Cost of Plot	Rs. 7,001,800	Rs. 3,600,000	Rs. 3,300,000
	Cost Break Up			
3	Premium Location Charges per sq.ft % on Land cost	0%	0%	0%
	Premium Location Charges	Rs. 0	Rs. 0	Rs. 0
4	Club Membership Fees	Rs. 100,000	Rs. 100,000	Rs. 100,000
5	VAT @ 14.5% on 70% of Development charges	Rs. 116,169	Rs. 64,706	Rs. 64,706
6	Service Tax @ 5.80% (Development charges)	Rs. 66,382	Rs. 36,975	Rs. 36,975
7	Service Tax 14.50% on (premium Location charges + Club membership fees)	Rs. 14,500	Rs. 14,500	Rs. 14,500
	Basic Agreement Value	Rs. 7,298,852	Rs. 3,816,181	Rs. 3,516,181

Payment Schedule

A	Booking Amount	Rs. 100,000	Rs. 100,000	Rs. 100,000
B	On Plan sanction/Agreement of sale- 25% of Basic agreement value less booking amount	Rs. 1,724,713	Rs. 854,045	Rs. 779,045
C	with in 30days from AOS- 25% of Basic agreement value	Rs. 1,824,713	Rs. 954,045	Rs. 879,045
D	with in 60 days from AOS- 40% of Basic agreement Value	Rs. 2,919,541	Rs. 1,526,473	Rs. 1,406,473
E	with in 90 days of AOS or before registration - 10% of Basic agreement Value	Rs. 729,885	Rs. 381,618	Rs. 351,618
	TOTAL	Rs. 7,298,852	Rs. 3,816,181	Rs. 3,516,181

Other Charges - Payable by PDC's

1	Maintenance Corpus fund Rs.50/- per sq.ft- To be paid after 3rd year (PDC dt. 1st Jan 2020)	Rs. 134,650	Rs. 75,000	Rs. 75,000
2	Layout Maintenance Charges @ Rs. 1.5/- per Sft/PM for 5 year+Service Tax @14.50%- To be charged on completion of project (BIAPPA final release) (PDC dt. 1st Apr 2017)	Rs. 277,514	Rs. 154,575	Rs. 154,575
3	Club house Operating Charges Rs.500/- PM for 5 years (from the date of operational) + Service Tax 14.50% (PDC dt. 1st Aug 2017)	Rs. 34,350	Rs. 34,350	Rs. 34,350
4	Discount of 15% If PDC amounts are paid at the time of Registration	0%	0%	0%
	Discount charges	Rs. 0	Rs. 0	Rs. 0
	Other Charges - Maintenance Charges	Rs. 446,514	Rs. 263,925	Rs. 263,925
	TOTAL COST OF PLOT	Rs. 7,745,365	Rs. 4,080,106	Rs. 3,780,106

Note:

- 1) Discount of 15% If, PDC amounts are paid at the 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 @14.5%
- 6) E-Stamping/Stamp Duty/Registration and Legal Fees payable at the time of AOS / Sale Deed at actuals.
- 7) If the Purchase chooses SBI, LIC or any other Nationalized Bank to finance the purchase of the property, Agreement of sale (AOS) needs to be signed within 7 days of booking.
- 8) Prices are subject to change without prior notice.
- 9) The payments shall be drawn in the favor of "BHAGYALAKSHMI HOMES LLP"

Premium Location Charges

North / East / Park Facing / Corner Plot - 10%

Corner + Park Facing - 15%

North-East Corner Plots - 20%