

MIST AVENUE- RETAIL

BASIC SALES PRICE: 15000/- Psf

DOWN PAYMENT PLAN:

UP FRONT DISCOUNT OF 20% ON BASIC PRICE

S. No.	Description	Percentage (%)
01	Earnest Money, at the time of Application	15
02	On or Before 1 months from the date of Application	80
03	On offer of possession	05

S. No.	Stage Of Construction in Unit	Percentage	Other Charges
1	Earnest Money, at the time of Application	15	
2	On or Before 1 months from the date of Application	10	
3	On or Before 2 months from the date of Application	10	50% PLC
4	On commencement of Excavation.	10	200.00 Other Charges
5	On Commencement of foundation work	10	50% PLC
6	On Commencement of the Lower Ground floor	10	
7	On Commencement of the Ground floor	10	
8	On Commencement of the Upper Ground floor	10	
8	On Commencement of Sanitary Piping and Electrical Conduits	05	
9	On Commencement of plaster Flooring, /Landscaping	05	200 other charges
10	On offer of Possession	05	IFMS

Notes:

- a. Instalments under S.No. 4 - 10 shall be based on actual progress of construction work at site and shall become payable by the allottee on demand by the Company irrespective of the serial order in which they are listed above.
- b. Instalments under S.No. 4 - 10 may run concurrently with those under S.No. 1 – 3 based on the physical progress of work at site.

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Additional Charges:

S. No.	Stages of Construction in the Unit	Percentage (%)
01	Other Charges	Rs. 400.00 PSF
02	Car Parking	5,00,000/-
03	IFMS	Rs.250.00 PSF
04	PLC for Expressway facing Unit	10% of BSP
05	PLC for units facing fountains	10% of BSP
06	IFMS	Rs. 150 PSF

Notes:

- Maintenance charges as per maintenance agreement shall be payable by the allottee separately.
 - a. The Interest Free Maintenance Deposit @ Rs. 250.00 PSF of Super Area shall be payable extra before handing over the possession of the premises to the allottee.
 - b. Provisional Common Area Maintenance Charges for the first year shall be payable in advance
- The Super Area mentioned in the brochure and/or other documents is indicative only.
- All Plans and layouts are subject to change at the sole discretion of the company or statutory authorities.
- Exact Super Area of office shall be calculated at the time of offer of possession of property as constructed. Increased/ Decreased area shall be charged proportionately as per the Agreement.
- The Super area means the covered area of the demised premises inclusive of the area under the periphery inclusive of the area under the periphery walls area under columns and walls within the allotted individual tenant spaces (demised premises), half of the area of the wall common with other premises adjoining the demised premises, plumbing/Electric Shafts of the demised premises, total area of the refuge and terraces, and proportionate share of the common areas like common lobbies, lifts common service shafts, staircases, machine room, mummy, electric substation and other services and other common areas etc.
- The Actual Maintenance Charge shall be based on the actual cost by the concerned maintenance agency.
- Other terms and condition shall be as per the Application Form and the Allotment Letter of the company.
- Prices are subject to revision/ withdrawal at any time without notice at the sole discretion of the company.
- The Additional Car Park space will be available at prevailing price at the time of request for additional car parking.
- Additional car parking charges will be charged at the time of excavation, if opted at time of booking.
- Cheques should be drawn in favour of "MIST AVENUE PVT LTD."