



GOLDEN PANORAMA PRICE LIST - JANUARY 2016

S No.	Type of Apartment	2 BHK	2 BHK	2 BHK	2.5 BHK	3 BHK	3 BHK
1	Super Built Area (Sft)	1210	1225	1295	1315	1725	1785
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. 6,050,000	Rs. 6,125,000	Rs. 6,475,000	Rs. 6,575,000	Rs. 8,625,000	Rs. 8,925,000
	Cost Break Up						
	(i) Land Cost	Rs. 3,267,000	Rs. 3,307,500	Rs. 3,496,500	Rs. 3,550,500	Rs. 4,657,500	Rs. 4,819,500
	(ii) Construction Cost	Rs. 2,783,000	Rs. 2,817,500	Rs. 2,978,500	Rs. 3,024,500	Rs. 3,967,500	Rs. 4,105,500
4	Exclusive Right to use the Car Park	Rs. 250,000	Rs. 250,000	Rs. 250,000	Rs. 250,000	Rs. 250,000	Rs. 250,000
5	Power, DG, STP, Pipe Gas Connection & Basic Home Automation charges @ Rs.300/- Sft	Rs. 363,000	Rs. 367,500	Rs. 388,500	Rs. 394,500	Rs. 517,500	Rs. 535,500
6	Contribution for Club house construction	Rs. 200,000	Rs. 200,000	Rs. 200,000	Rs. 200,000	Rs. 200,000	Rs. 200,000
7	Service Tax @ 5.80% on Above (Sno.3 for Constr cost & 4,5,6)	Rs. 208,568	Rs. 210,830	Rs. 221,386	Rs. 224,402	Rs. 286,230	Rs. 295,278
8	VAT @14.5% on Above (Sno. 3 for Constr cost & 4,5,6) on 70% construction cost	Rs. 364,994	Rs. 368,953	Rs. 387,426	Rs. 392,704	Rs. 500,903	Rs. 516,737
	Total Cost :	Rs. 7,436,562	Rs. 7,522,283	Rs. 7,922,312	Rs. 8,036,606	Rs. 10,379,633	Rs. 10,722,515
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. 1,187,312	Rs. 1,204,457	Rs. 1,284,462	Rs. 1,307,321	Rs. 1,775,927	Rs. 1,844,503
3	Post Agreement - 60% of Total Cost (to be paid within 30 days of signing the agreement)	Rs. 4,461,937	Rs. 4,513,370	Rs. 4,753,387	Rs. 4,821,963	Rs. 6,227,780	Rs. 6,433,509
4	On completion of Flooring/Tiling (10%)	Rs. 743,656	Rs. 752,228	Rs. 792,231	Rs. 803,661	Rs. 1,037,963	Rs. 1,072,251
5	On Handing over possession/ Sale deed (10%)	Rs. 743,656	Rs. 752,228	Rs. 792,231	Rs. 803,661	Rs. 1,037,963	Rs. 1,072,251
	Total :	Rs. 7,436,562	Rs. 7,522,283	Rs. 7,922,312	Rs. 8,036,606	Rs. 10,379,633	Rs. 10,722,515

Note: Extra charges

a	Taxes extra as per prevailing rates
b	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. PRICES FOR PENT HOUSE ON REQUEST
c	Estamping/ Stamp Duty/Registration and Legal Fees are extra payable at the time of AOS / Registration at actuals
d	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.100/- per sft	Rs. 121,000	Rs. 122,500	Rs. 129,500	Rs. 131,500	Rs. 172,500	Rs. 178,500
2	Maintenance charges @ Rs. 3/-per sqft per month for first one year (Incl. of Service tax @14.5%)	Rs. 49,876	Rs. 50,495	Rs. 53,380	Rs. 54,204	Rs. 71,105	Rs. 73,578
3	Maintenance charges @ Rs. 3.50/-per sqft per month for the second year (incl of AMC charges). (Incl. of Service tax @14.5%)	Rs. 58,189	Rs. 58,910	Rs. 62,277	Rs. 63,238	Rs. 82,955	Rs. 85,841
4	Club operating charges @ 500/- per month for one year (from operation) (Incl. of Service tax @14.5%)	Rs. 6,870	Rs. 6,870	Rs. 6,870	Rs. 6,870	Rs. 6,870	Rs. 6,870
	Total Maintenance Related payable at the time of Possession/Registration (B):	Rs. 235,935	Rs. 238,775	Rs. 252,026	Rs. 255,813	Rs. 333,430	Rs. 344,788

* 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

* Additional car parking or dependent car parking charges will attract 14% service tax

Continued,

GOLDEN PANORAMA PRICE LIST - JANUARY 2016 (DUPLEX PENT HOUSE)

S No.	Type of Apartment	PENT HOUSE							
1	Super Built Area (Sft)	2250	2315	2340	2430	2440	2460	3200	3360
2	Price Per sft.	Rs. 6,000	Rs. 6,000	Rs. 6,000	Rs. 6,000	Rs. 6,000	Rs. 6,000	Rs. 6,000	Rs. 6,000
3	Cost of Apartment	Rs. 13,500,000	Rs. 13,890,000	Rs. 14,040,000	Rs. 14,580,000	Rs. 14,640,000	Rs. 14,760,000	Rs. 19,200,000	Rs. 20,160,000
	Cost Break Up								
	(i) Land Cost	Rs. 7,200,000	Rs. 7,408,000	Rs. 7,488,000	Rs. 7,776,000	Rs. 7,808,000	Rs. 7,872,000	Rs. 10,240,000	Rs. 10,752,000
	(ii) Construction Cost	Rs. 6,300,000	Rs. 6,482,000	Rs. 6,552,000	Rs. 6,804,000	Rs. 6,832,000	Rs. 6,888,000	Rs. 8,960,000	Rs. 9,408,000
4	Exclusive Right to use the Car Park (Two Car Parks)	Rs. 500,000	Rs. 500,000	Rs. 500,000	Rs. 500,000	Rs. 500,000	Rs. 500,000	Rs. 500,000	Rs. 500,000
5	Power, DG, STP, Pipe Gas Connection & Basic Home Automation charges @ Rs.300/- Sft	Rs. 675,000	Rs. 694,500	Rs. 702,000	Rs. 729,000	Rs. 732,000	Rs. 738,000	Rs. 960,000	Rs. 1,008,000
6	Contribution for Club house construction	Rs. 200,000	Rs. 200,000	Rs. 200,000	Rs. 200,000	Rs. 200,000	Rs. 200,000	Rs. 200,000	Rs. 200,000
7	Service Tax @ 5.80% on Above (Sno.3 for Constr cost, 4,5,6)	Rs. 445,150	Rs. 456,837	Rs. 461,332	Rs. 477,514	Rs. 479,312	Rs. 482,908	Rs. 615,960	Rs. 644,728
8	VAT @14.5% on Above(Sno. 3 for Constr cost & 4,5,6) on 70% construction cost	Rs. 779,013	Rs. 799,465	Rs. 807,331	Rs. 835,650	Rs. 838,796	Rs. 845,089	Rs. 1,077,930	Rs. 1,128,274
	Total Cost :	Rs. 16,099,163	Rs. 16,540,802	Rs. 16,710,663	Rs. 17,322,164	Rs. 17,390,108	Rs. 17,525,997	Rs. 22,553,890	Rs. 23,641,002

1	Booking Amount	Rs. 1,000,000	Rs. 1,000,000	Rs. 1,000,000	Rs. 1,000,000	Rs. 1,000,000	Rs. 1,000,000	Rs. 1,000,000	Rs. 1,000,000
2	Agreement of Sale - 20% of Total Cost less booking amount (to be paid within 15 days from the date of booking)	Rs. 2,219,833	Rs. 2,308,160	Rs. 2,342,133	Rs. 2,464,433	Rs. 2,478,022	Rs. 2,505,199	Rs. 3,510,778	Rs. 3,728,200
3	Post Agreement - 60% of Total Cost (to be paid within 30 days of signing the agreement)	Rs. 9,659,498	Rs. 9,924,481	Rs. 10,026,398	Rs. 10,393,298	Rs. 10,434,065	Rs. 10,515,598	Rs. 13,532,334	Rs. 14,184,601
4	On completion of Flooring/Tiling (10%)	Rs. 1,609,916	Rs. 1,654,080	Rs. 1,671,066	Rs. 1,732,216	Rs. 1,739,011	Rs. 1,752,600	Rs. 2,255,389	Rs. 2,364,100
5	On Handing over possession/ Sale deed (10%)	Rs. 1,609,916	Rs. 1,654,080	Rs. 1,671,066	Rs. 1,732,216	Rs. 1,739,011	Rs. 1,752,600	Rs. 2,255,389	Rs. 2,364,100
	Total :	Rs. 16,099,163	Rs. 16,540,802	Rs. 16,710,663	Rs. 17,322,164	Rs. 17,390,108	Rs. 17,525,997	Rs. 22,553,890	Rs. 23,641,002

Note: Extra charges

a	Taxes extra as per prevailing rates
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.100/- per sft	Rs. 225,000	Rs. 231,500	Rs. 234,000	Rs. 243,000	Rs. 244,000	Rs. 246,000	Rs. 320,000	Rs. 336,000
2	Maintenance charges @ Rs. 3/-per sqft per month for first one year (Incl. of Service tax @14.5%)	Rs. 92,745	Rs. 95,424	Rs. 96,455	Rs. 100,165	Rs. 100,577	Rs. 101,401	Rs. 131,904	Rs. 138,499
3	Maintenance charges @ Rs. 3.50/-per sqft per month for the second year (incl of AMC charges). (Incl. of Service tax @14.5%)	Rs. 108,203	Rs. 111,328	Rs. 112,531	Rs. 116,859	Rs. 117,340	Rs. 118,301	Rs. 153,888	Rs. 161,582
4	Club operating charges @ 500/- per month for one year (from operation) (Incl. of Service tax @14.5%)	Rs. 6,870	Rs. 6,870	Rs. 6,870	Rs. 6,870	Rs. 6,870	Rs. 6,870	Rs. 6,870	Rs. 6,870
	Total Maintenance Related payable at the time of Possession/Registration (B):	Rs. 432,818	Rs. 445,123	Rs. 449,855	Rs. 466,893	Rs. 468,786	Rs. 472,573	Rs. 612,662	Rs. 642,952

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PENT HOUSE SPECIFICATIONS

- 1) Living, dining & Kitchen - Italian/ composite marble
- 2) False ceiling in living, dining, bedrooms and kitchen
- 3) CP Fixture Kholer/ Hansgrohe/ Artiz or equivalent
- 4) Sanitary Fixtures - Toto/ Kholer/ Duravite or equivalent
- 5) Modular kitchen with accessories and cabinets
- 6) Home automation
- 7) Exquisite shower panel

MISCELLANEOUS ITEMS

- 1) Pre-engineered shutters or equivalent for all internal doors
- 2) High quality designer tile flooring for all bedrooms
- 3) Composite marble for dado and premium quality tiles for all toilets
- 4) Internal painting (Royal emulsion)

