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100% CUSTOMIZABLE APARTMENTS

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PRICE LIST

Effective: February 01, 2010

BSP (Basic Sale Price including Standard Specifications)

As Applicable

External Development Charges (EDC)

Rs. 328/- per sq.ft.

Infrastructure Development Charges (IDC)

Rs. 36/- per sq.ft.



Preferential Location Charges (PLC)

Ground Floor

Rs. 100/- per sq.ft.

First Floor

Rs. 75/- per sq.ft.

Second Floor

Rs. 50/- per sq.ft.

Third Floor

Rs. 50/- per sq.ft.

Top Floor

Rs. 100/- per sq.ft.

Corner

Rs. 50/- per sq.ft.

Landscape Facing

Rs. 50/- per sq.ft.

Lawn

Rs. 1000/- per sq.ft.

(Maximum PLC payable by an Allottee shall be Rs. 125/- per sq.ft. e.g. PLC on Corner + Ground + Landscape Facing Apartment shall be Rs 125/- per sq.ft. This is apart from the Lawn Charges which are payable wherever applicable.)

Interest Free Maintenance Security Deposit (IFMS)

Rs. 50/- per sq.ft.

Car Parking Charges*

Compulsory: Covered (Basement/Stilt)

Single (1 car/bay)

Rs. 1,90,000/-

or

Dual (2 cars/bay)

Rs. 3,00,000/-

Optional: Open

Rs. 1,00,000/-

Club Membership

Rs. 50,000/-

NOTE:

- Basic Sale Price stated above is inclusive of standard specifications only. All customization will be charged extra, as applicable
- One covered car parking is compulsory with every apartment. Choice of parking will be on first come, first serve basis. Additional car parking can be provided at pro-rata rates
- Price and availability are subject to change without any notice. Please check the prices applicable on the date of booking
- In the above Sale Price, External Development Charges (EDC) and Infrastructure Development Charges (IDC) are pro-rated per unit. In case of any upward revision in future by the Govt. agencies, the same would be recovered on a pro-rate basis from the Applicant/Allottee
- For detailed terms & conditions, please refer to the Booking Application Form
- 1 sq.ft. = 0.093 sq.mtr.

DOCUMENTS REQUIRED

- (1) Completed Application Booking Form with signature of the Applicant(s) on every page
- (2) Booking Amount cheque in favour of M/s SONI INFRATECH PRIVATE LIMITED (for Spire South) or M/s K. N. INFRACON PRIVATE LIMITED (for Spire Central)
- (3) Two Photographs of the Applicant(s)
- (4) Copy of PAN Card
- (5) Proof of Residence

In case of companies, additional documents shall be required.

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BSP: As Applicable

Stages	Payable
1 With Application	Rs. 2,00,000/-
2 Within 30 days of Application	10% of BSP less Application Amount
3 Within 60 days/on Allotment, whichever is earlier	10% of BSP
4 Within 120 days/on Agreement, whichever is earlier	minimum 10% upto 80% of BSP 15% cash back discount on this amount.

Balance payable in 10 construction-linked instalments:

Total amount paid till Stage 4	30%	40%	50%	60%	70%	80%	90%	100%
Balance Payable	70%	60%	50%	40%	30%	20%	10%	Nil

Construction Stage	Your Payment Schedule								Other Charges Payable
5 At foundation/raft level	7%	6%	5%	4%	3%	2%	1%	-	Nil
6 On casting of Plinth beam	7%	6%	5%	4%	3%	2%	1%	-	25% of EDC & IDC Charges
7 On casting of 1st floor roof	7%	6%	5%	4%	3%	2%	1%	-	25% of EDC & IDC Charges
8 On casting of 5th floor roof	7%	6%	5%	4%	3%	2%	1%	-	25% of EDC & IDC Charges
9 On casting of 7th floor roof	7%	6%	5%	4%	3%	2%	1%	-	25% of EDC & IDC Charges
10 On casting of top floor roof	7%	6%	5%	4%	3%	2%	1%	-	50% of car parking
11 On completion of Internal Plaster	7%	6%	5%	4%	3%	2%	1%	-	50% of car parking
12 On completion of Internal Flooring	7%	6%	5%	4%	3%	2%	1%	-	Nil
13 On completion of External Plaster	7%	6%	5%	4%	3%	2%	1%	-	PLC as applicable
14 On offer of Possession	7%	6%	5%	4%	3%	2%	1%	-	IFMS + Club Membership + Stamp Duty Charges + Any other

*These instalments shall become payable on demand irrespective of the serial order in which they are listed. Payment schedule for customization charges, as applicable, will be separate. Conditions apply. Please ask our sales executives for details.

Ab Price Bhi Meri Marzi Ka



See how your effective BSP goes down based on the amount you pay at Stage 4

Amount paid within 60 days/on allotment	20%	20%	20%	20%	20%	20%	20%	20%
Amount paid by you at Stage 4	10%	20%	30%	40%	50%	60%	70%	80%
Less 15% Cash Back Discount	- 1.5%	- 3%	- 4.5%	- 6%	- 7.5%	- 9%	- 10.5%	- 12%
Net amount actually paid at Stage 4	8.5%	17%	25.5%	34%	42.5%	51%	59.5%	68%
Balance to be paid on CLP	70%	60%	50%	40%	30%	20%	10%	-
Your effective rate as %age of BSP	98.5%	97%	95.5%	94%	92.5%	91%	89.5%	88%

All figures w.r.t. BSP



SPECIFICATION

STRUCTURE:	RCC Framed earthquake resistant structure	
AREA	STANDARD (Included in BSP)	OR CHOOSE FROM
FLOORINGS		
Living/Dining/Bedrooms/Study	Vitrified Tiles	Premium Porcelain Vitrified Tiles/ Imported Marble/Laminated Wooden Flooring
Kitchen	Ceramic Tiles	Porcelain Vitrified Tiles/Premium Vitrified Tiles/Imported Marble
Toilets	Ceramic Tiles	Premium Tiles/Imported Marble
Servant Room	Ceramic Tiles	Porcelain Vitrified Tiles/Premium Vitrified Tiles
Balcony/Terrace	Anti-skid Ceramic Tiles	Select Granite/Marble/Vitrified Tiles
Lift Lobbies	Selected Granite/Marble	Selected Granite/Marble
FITTINGS & FIXTURES		
Living/Dining/Bedrooms/Study	Nil	Premium Light Fittings, Fans, Semi/Fully finished Wardrobes & Storage
Kitchen	Marble counter with single bowl Stainless Steel Sink, Drain Board with CP fittings and Ceramic Tiles above working platform; rest Oil Bound Distemper	Acrylic Emulsion Paint finish Semi/Fully finished Modular Kitchen
Toilets	White Ceramic fixtures and CP fittings with connection for Geysers	Granite/Marble counter, premium Ceramic/Glass fixtures, premium CP fittings, Geysers, Bathtubs/Cubicles/Jacuzzi
INTERNAL WALL FINISH		
Living/Dining/Bedrooms/Study	Oil Bound Distemper	Premium Acrylic Emulsion/Textured Paint Finish
Servant Room	Oil Bound Distemper	Oil Bound Distemper/Acrylic Textured Paint Finish
Lift Lobbies	Selected Marble/Granite cladding	Selected Marble/Granite cladding & Acrylic Emulsion Paint
Ceiling	Oil Bound Distemper	Oil Bound Distemper
EXTERNAL FACADE OF TOWERS	Combination of Stone & Textured Paint Finish	Combination of Stone & Textured Paint Finish
WINDOWS	Powder Coated/Anodized Aluminum Glazing	Powder Coated/Anodized Aluminum Glazing
DOORS	Seasoned Hardwood frames with flush door shutters	Seasoned Hardwood Frames with European style moulded shutters
ELECTRICAL	Copper wiring Concealed Conduits and modular switches 24x7 power back-up TV & Telephone points in living room and master bedroom only	Security System, Premium Electrical Package, i-home Package Any special requirements as specified by you

NOTE:

- The choices for customization are provided above and the Applicant/Allottee shall be required to opt from the multiple specifications offered above by the Developer only. The price for the additional specifications opted from the list shall be additionally payable by the Applicant/Allottee as per applicable rates
- Some features may be available in select apartments only
- All buildings, layouts, specifications etc. are tentative and subject to variation and modification by the company or the competent authorities sanctioning such plans
- Modifications/customizations are subject to the terms & conditions stated in the Application Form/Buyer Agreement