

NATURE'S EDGE - PRICE SHEET			
Villa Details	Plot Area (In Sq.yds.)	Built-up area (In.Sft.)	Base Price
	300	4520	12,999 per sq ft.
	350	4520	

PRICE LIST

Base Price	Rs. 12,999 sq ft.
Extra land Charges per Sq Yard	Rs. 70,000
Amenities & Infrastructure (Club house, electricity, STP, WTP & DG Set.)	Rs. 15,00,000
East Facing Premium	Rs. 10,00,000
Corner Charges Premium	Rs. 10,00,000
Corpus Fund	Rs. 75 per sq ft.
Maintenance Charges	Rs. 100 sq ft. (24 months)+GST
Municipal Water Supply	Rs. 50,000 +GST
Legal & Documentation Charges	Rs. 30,000 +GST

PAYMENT SCHEDULE	
INSTALLMENT SCHEDULE	PERCENTAGE OF PAYMENT
Booking Amount	5,00,000/-+GST
On Allotment of Villa	10% of sale consideration (Less Booking Amount)+GST
On Agreement of Sale	10% of sale consideration +GST
On Completion of Foundation	25% of sale consideration +GST
On Completion of Ground Floor Slab	15% of sale consideration +GST
On Completion of First Floor Slab	15% of sale consideration +GST
On Completion of Second Floor Slab	10% of sale consideration +GST
On Completion of Brickwork	5% of sale consideration +GST
On Completion of Flooring	5% of sale consideration +GST
On Handover / Registration	5% of sale consideration +GST

OTHER TERMS & CONDITIONS	
1.	All payments to be made in the name of "SATG INFRA LLP" through Cheque/DD/NEFT/RTGS/Bankers Cheque Only.
2.	The original receipt (Duly Stamped & Signed) should be collected from the Office by the applicant without fail.
3.	Agreement of Sale will be executed upon fulfilling the payment commitment given at the time of booking.
4.	Sale Deed will be executed upon receipt of 100% payment of the sale consideration along with Corpus, Maintenance, Municipal Water & Documentation
5.	Applicable GST to be paid along with every instalment. Any change in Tax Slab levied by the Competent Authority is to be borne by the applicant only.
6.	Corpus Fund @ Rs. 75/- per sq ft to be paid 15 days prior to Registration date.
7.	Advance Maintenance charges @ Rs. 100/- per sq ft is to be paid 15 days prior to Registration date along with applicable GST.
8.	Stamp Duty & other statutory fees/taxes to be paid as applicable 15 days prior to Registration date.
9.	TDS of 1% on the total cost of the Villa shall be deducted & paid directly to the Govt. through online process on Builders PAN.
10.	The GST, Stamp Duty etc., is subject to change from time to time based on Govt. norms without any prior notifications.
11.	The above payment structure is designed assuming an unconstructed unit, however if you book a villa/unit where construction has already begun, total amount corresponding to the stage of construction at the time of allotment has to be released within one month from date of booking.
12.	Any Commitment given at the time of Sale should be in Writing & signed by both the parties. Any Verbal Commitment will not be entertained under any circumstances.
13.	No Modifications/Alterations in the standard Floor Plan shall be entertained/accepted under any circumstances.
14.	Cancellation charges of Rs. 100/- Per sq ft + GST + TDS applicable.
15.	Refund will be processed only after the said unit is sold to another customer after deducting the cancellation charges within 90 days from the date of new booking.
16.	Other terms and conditions applicable as per the Application Form/Allotment Letter/ Agreement of Sale.
17.	This is a Tentative Cost Estimate. Prices mentioned are subject to change without prior notice.
18.	Elevator cost extra (optional)