

“THE MAGNOLIAS”

PRICES

Rate for new Sale

(Unit price of semi-finished)

- Apartment	Rs. 10,000/- p.s.ft.
- Penthouse & Duplex	Rs. 11,500/- p.s.ft.
} Parking (per slot)	Rs. 4,00,000/- covered Parking (see Clause 5).
SALE PRICE OF UNIT	(UNIT PRICE X SUPER AREA OF SEMI-FINISHED UNIT) + COST OF 03/ 04 PARKING SLOTS
Interest Bearing Maintenance Security (IBMS)	Rs. 125/- per sq.ft.

REBATES:

Down payment Rebate	7.5 %	} Conditions apply
Timely Payment Rebate (TPR)	Rs.1000/- psft*	
Rebate for finishing of interiors in time	Rs.1000/- psft **	

DOWN PAYMENT PLAN

On application for booking	Rs. 25 Lacs (in case of Duplex / Penthouse: Rs. 40 lacs)
Within 30 days of booking	82.5 % of Sale Price (Net of TPR of Rs. 1000/- psft*) (Less: Booking Amount)
On receipt of Occupation Certificate	10% of Sale Price (Rs.1000/- psft) + IBMS + Stamp Duty & Registration Charges Less: Rebate for finishing of Interiors in time (Rs.1000/- psft) **

18 MONTHS INTEREST-FREE, INSTALLMENT- PAYMENT PLAN

	Payment
On Booking	Rs. 25 Lacs (in case of Duplex / Penthouse: Rs. 40 lacs)
Within 2 months of Booking	20% of Sale Price (less: Booking Amount)
Within 4 months	10 % of Sale Price
Within 6 months	10 % "
Within 8 months	7.5 % "
Within 10 months	7.5 % "
Within 12 months	7.5 % "
Within 14 months	7.5 % "
Within 16 months	7.5 % "
Within 18 months	7.5 % " Less TPR of Rs.500/- psft *
On receipt of Occupation Certificate	15% +IBMS + Stamp Duty & Registration Charges Less: Rebate for finishing of Interiors in time (Rs.1000/- psft) ** Less: TPR of Rs.500/- psft * (see note 6 & 7)

(* **TIMELY PAYMENT REBATE (TPR)** IS APPLICABLE, ONLY IN CASE ALL THE INSTALLMENTS INCLUDING INTEREST BEARING MAINTENANCE SECURITY (IBMS) AND STAMP DUTY & REGISTRATION CHARGES, ARE PAID AS AND WHEN DEMANDED, ON OR BEFORE THE “DUE DATE”.

** **RS.1000/- PSFT REBATE FOR FINISHING OF INTERIORS IN TIME**, AS PER THE TERMS AND CONDITINS OF THE AGREEMENT, i.e., 9 MONTHS FROM THE DATE OF OFFER OF PERMISSIVE POSSESSION BY THE COMPANY FOR DOING THE INTERIROS)

Note:

- The above price is inclusive of External Development Charges (EDC), pro-rated per apartment as applicable to this Group Housing site as levied by the Government of Haryana upto the date of issue of licences, originally paid by the Company. In case of any upward revision thereof by the Govt. agencies in future, the same would be recovered on pro-rata basis.
- Prices are Escalation Free but subject to revision/ withdrawal without notice at Company's sole discretion. No extra charges will be leviable, except due to change, if any, on account of Fire Safety norms or upward revision of EDC (note 1) by the Govt. of Haryana from time to time and/or on revision/change in area.
- The rebate for early payments shall however be subject to change from time to time and is presently @ 12% per annum.
- Each apartment would be provided with a power back-up of 20 KVA approx. and Duplex / Pent Houses would be provided with a Power Back of 30 KVA.
- Three / four Car parking spaces are mandatory per apartment. Three car parkings are mandatory in case of Standard Apartment and four car parkings are mandatory in case of Duplex/ Penthouse. Any additional car parking will be offered subject to availability at the prevailing prices.
- The yearly simple interest payable on IBMS shall be determined by the company as per the applicable rates on one-year Fixed Deposits accepted by State Bank of India at the close of each financial year on 31st March.
- Stamp Duty & other charges shall be payable along with the last installment, as applicable.
- The Company would pay penalty to its customers @ **Rs.10/- per sq.ft.** per month for any delay in handing over the product beyond the two years from the date of booking. Similarly, the customer would be liable to pay holding charge @ **Rs.10/- per sq.ft.** per month if he fails to take possession within 30 days from the date of offer of Final Possession.
- Prices are w.e.f. **25.06.2009**
- Prices indicated above are subject to revision from time to time at the sole discretion of the company.
- Prices, terms and conditions stated herein are merely indicative with a view to acquaint the applicant and are not exhaustive. For detailed Terms and Conditions please refer to the application form and Apartment Buyer's Agreement.
