

**BLOCK 4 - I,J,K,L,M Towers (Ground Floor)**

Super Built Up Area (Ground Floor)	1030	1000	1000	1030	1030	1000	1000	1030	1000	1280	1000	1000	1000	1000	1000	1030
Terrace Area	345	255	210	285	280	335	315	300	300	355	325	375	395	245	295	325
Sitout Area	0	40	40	0	0	40	40	0	40	0	40	40	40	40	40	0
BHK	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
Rate / Sqft.on SBA	5,990	5,990	5,990	5,990	5,990	5,990	5,990	5,990	5,990	5,990	5,990	5,990	5,990	5,990	5,990	5,990
# 1 Covered Car Park	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000
Agreement Value	7,158,550	7,038,750	6,948,900	7,038,750	7,028,767	7,198,483	7,158,550	7,068,700	7,128,600	8,676,017	7,178,517	7,278,350	7,318,283	7,018,783	7,118,617	7,118,617
Service Tax @ Actuals	191,636	196,370	185,264	176,828	175,594	216,113	211,177	180,530	207,475	216,352	213,645	225,984	230,920	193,902	206,241	186,700
VAT @ Actuals	113,714	113,950	110,356	108,922	108,523	120,339	118,742	110,120	117,544	132,513	119,541	123,534	125,131	113,151	117,145	112,117

Stamp Paper Franking charges	4,516	4,558	4,558	4,516	4,516	4,558	4,558	4,516	4,558	5,563	4,558	4,558	4,558	4,558	4,558	4,516
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**Payment Schedule:-**

On Booking	10%	746,390	734,907	724,452	732,450	731,288	753,494	748,847	735,935	745,362	902,488	751,170	762,787	767,433	732,584	744,200	741,743
On Agreement	15%	1,119,585	1,102,360	1,086,678	1,098,675	1,096,933	1,130,240	1,123,270	1,103,903	1,118,043	1,353,732	1,126,755	1,144,180	1,151,150	1,098,875	1,116,300	1,112,615
On Foundation	10%	746,390	734,907	724,452	732,450	731,288	753,494	748,847	735,935	745,362	902,488	751,170	762,787	767,433	732,584	744,200	741,743
On Third Floor Roof Slab	10%	746,390	734,907	724,452	732,450	731,288	753,494	748,847	735,935	745,362	902,488	751,170	762,787	767,433	732,584	744,200	741,743
On Eighth Floor Roof Slab	10%	746,390	734,907	724,452	732,450	731,288	753,494	748,847	735,935	745,362	902,488	751,170	762,787	767,433	732,584	744,200	741,743
On Thirteenth Floor Roof Slab	10%	746,390	734,907	724,452	732,450	731,288	753,494	748,847	735,935	745,362	902,488	751,170	762,787	767,433	732,584	744,200	741,743
On Eighteenth Floor Roof Slab	10%	746,390	734,907	724,452	732,450	731,288	753,494	748,847	735,935	745,362	902,488	751,170	762,787	767,433	732,584	744,200	741,743
On Twenty Fourth Floor Roof Slab	10%	746,390	734,907	724,452	732,450	731,288	753,494	748,847	735,935	745,362	902,488	751,170	762,787	767,433	732,584	744,200	741,743
On Last Floor Roof Slab	10%	746,390	734,907	724,452	732,450	731,288	753,494	748,847	735,935	745,362	902,488	751,170	762,787	767,433	732,584	744,200	741,743
On Possession	5%	373,195	367,453	362,226	366,225	365,644	376,747	374,423	367,968	372,681	451,244	375,585	381,393	383,717	366,292	372,100	370,872
<b>Total</b>		<b>7,463,900</b>	<b>7,349,070</b>	<b>7,244,520</b>	<b>7,324,500</b>	<b>7,312,884</b>	<b>7,534,935</b>	<b>7,488,469</b>	<b>7,359,350</b>	<b>7,453,619</b>	<b>9,024,881</b>	<b>7,511,702</b>	<b>7,627,868</b>	<b>7,674,334</b>	<b>7,325,836</b>	<b>7,442,002</b>	<b>7,417,433</b>

**Other Charges (Will be applicable as per prevailing rates & are @ Actuals )**

Water & Electricity Charges	154,500	150,000	150,000	154,500	154,500	150,000	150,000	154,500	150,000	192,000	150,000	150,000	150,000	150,000	150,000	154,500
Maintenance Deposit	257,625	244,125	240,750	253,125	252,750	250,125	248,625	254,250	247,500	314,625	249,375	253,125	254,625	243,375	247,125	256,125
Club Charges	225,000	225,000	225,000	225,000	225,000	225,000	225,000	225,000	225,000	225,000	225,000	225,000	225,000	225,000	225,000	225,000
Generator Charges	112,500	112,500	112,500	112,500	112,500	112,500	112,500	112,500	112,500	112,500	112,500	112,500	112,500	112,500	112,500	112,500
Pipe Gas Connection	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000
Legal Fees	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000
Service Tax	29,021	28,799	28,799	29,021	29,021	28,799	28,799	29,021	28,799	30,875	28,799	28,799	28,799	28,799	28,799	29,021
Stamp Duty & Registration	300,523	297,305	294,410	296,662	296,340	302,453	301,166	297,627	300,201	365,516	301,810	305,027	306,314	296,662	299,879	299,236
VAT	14,300	14,300	14,300	14,300	14,300	14,300	14,300	14,300	14,300	14,300	14,300	14,300	14,300	14,300	14,300	14,300
Sub Total Of Other Charges	1,143,469	1,122,029	1,115,758	1,135,108	1,134,411	1,133,177	1,130,390	1,137,198	1,128,300	1,304,817	1,131,784	1,138,751	1,141,538	1,120,636	1,127,603	1,140,682
Grand Total	8,611,884	8,475,656	8,364,836	8,464,124	8,451,811	8,672,670	8,623,416	8,501,064	8,586,476	10,335,261	8,648,043	8,771,177	8,820,430	8,451,029	8,574,163	8,562,631

# Prices are subject to change without prior notice. # Cheque in favour of "Mantri Castles Private Limited"

# Price List dated 01.05.2015 Supersedes all other previous price lists.

# Proportionate VAT & Service Tax will be collected along with every installment as per the payment schedule mentioned above.

# 1% TDS to be deducted by Purchaser, applicable from 1st June 2013. PAN#AABCL0438P

# The Stamp Paper Franking Charges to be paid at the time of agreement execution, favoring "Mantri Castles Private Limited"

# Guideline value of the property will increase by 0.5% onwards from 6th floor upwards

**BLOCK 4 - I,J,K,L,M Towers (First & Typical Floor)**

Super Built Up Area	1st Floor	2nd-27th	1st Floor	1st Floor	2nd-27th	2nd-27th
	1015	1025	1255	1260	1275	1280
BHK	2	2	3	3	3	3
Rate / Sqft.on SBA	5,990	5,990	5,990	5,990	5,990	5,990
# 1 Covered Car Park	300,000	300,000	300,000	300,000	300,000	300,000
Agreement Value	<b>6,379,850</b>	<b>6,439,750</b>	<b>7,817,450</b>	<b>7,847,400</b>	<b>7,937,250</b>	<b>7,967,200</b>
Service Tax @ Actuals	105,159	106,049	126,517	126,962	128,297	128,742
VAT @ Actuals	85,080	85,800	102,360	102,720	103,800	104,160

Stamp Paper Franking charges	<b>4,453</b>	<b>4,495</b>	<b>5,458</b>	<b>5,479</b>	<b>5,542</b>	<b>5,563</b>
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**Payment Schedule:-**

On Booking	10%	657,009	663,160	804,633	807,708	816,935	820,010
On Agreement	15%	985,513	994,740	1,206,949	1,211,562	1,225,402	1,230,015
On Foundation	10%	657,009	663,160	804,633	807,708	816,935	820,010
On Third Floor Roof Slab	10%	657,009	663,160	804,633	807,708	816,935	820,010
On Eighth Floor Roof Slab	10%	657,009	663,160	804,633	807,708	816,935	820,010
On Thirteenth Floor Roof Slab	10%	657,009	663,160	804,633	807,708	816,935	820,010
On Eighteenth Floor Roof Slab	10%	657,009	663,160	804,633	807,708	816,935	820,010
On Twenty Fourth Floor Roof Slab	10%	657,009	663,160	804,633	807,708	816,935	820,010
On Last Floor Roof Slab	10%	657,009	663,160	804,633	807,708	816,935	820,010
On Possession	5%	328,504	331,580	402,316	403,854	408,467	410,005
<b>Total</b>		<b>6,570,089</b>	<b>6,631,599</b>	<b>8,046,327</b>	<b>8,077,082</b>	<b>8,169,347</b>	<b>8,200,102</b>

**Other Charges (Will be applicable as per prevailing rates & are @ Actuals)**

Water & Electricity Charges	152,250	153,750	188,250	189,000	191,250	192,000
Maintenance Deposit	228,375	230,625	282,375	283,500	286,875	288,000
Club Charges	225,000	225,000	225,000	225,000	225,000	225,000
Generator Charges	112,500	112,500	112,500	112,500	112,500	112,500
Pipe Gas Connection	20,000	20,000	20,000	20,000	20,000	20,000
Legal Fees	30,000	30,000	30,000	30,000	30,000	30,000
Service Tax	28,910	28,984	30,690	30,727	30,838	30,875
Stamp Duty & Registration	274,461	277,035	336,237	337,524	341,385	342,672
VAT	14,300	14,300	14,300	14,300	14,300	14,300
Sub Total Of Other Charges	<b>1,085,796</b>	<b>1,092,194</b>	<b>1,239,352</b>	<b>1,242,551</b>	<b>1,252,148</b>	<b>1,255,347</b>
Grand Total	<b>7,660,338</b>	<b>7,728,288</b>	<b>9,291,137</b>	<b>9,325,112</b>	<b>9,427,037</b>	<b>9,461,012</b>

Upgrade to Upper Floors (Inclusive of service tax)							
Super Built Up Area	Floor Rise per Sq.ft	1015	1025	1255	1260	1275	1280
1st Floor	15	17,107	17,275	21,152	21,236	21,489	21,573
2nd Floor	30		34,551			42,978	43,146
3rd Floor	45		51,826			64,467	64,719
4th Floor	60		69,101			85,955	86,292
5th Floor	75		86,377			107,444	107,866
6th Floor	90		103,652			128,933	129,439
7th Floor	105		120,927			150,422	151,012
8th Floor	120		138,203			171,911	172,585
9th Floor	135		155,478			193,400	194,158
10th Floor	150		172,754			214,889	215,731
11th Floor	165		190,029			236,377	237,304
12th Floor	180		207,304			257,866	258,877
13th Floor	195		224,580			279,355	280,451
14th Floor	210		241,855			300,844	302,024
15th Floor	225		259,130			322,333	323,597
16th Floor	240		276,406			343,822	345,170
17th Floor	255		293,681			365,310	366,743
18th Floor	270		310,956			386,799	388,316
19th Floor	285		328,232			408,288	409,889
20th Floor	300		345,507			429,777	431,462
21st Floor	315		362,782			451,266	453,036
22nd Floor	330		380,058			472,755	474,609
23rd Floor	345		397,333			494,244	496,182
24th Floor	360		414,608			515,732	517,755
25th Floor	375		431,884			537,221	539,328
26th Floor	390		449,159			558,710	560,901
27th Floor	405		466,434			580,199	582,474

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# 1% TDS to be deducted by Purchaser, applicable from 1st June 2013. PAN#AABCL0438P.

# The Stamp Paper Franking Charges to be paid at the time of agreement execution, favoring "Mantri Castles Private Limited".

# Guideline value of the property will increase by 0.5% onwards from 6th floor upwards.

**BLOCK 4 - I,J,K,L,M Towers (Penthouse)**

Super Built Up Area	1835	1835	1930	1930	1930	2060	2035
Terrace Area	185	190	350	355	310	335	310
BHK	3	3	3	3	3	3	3
Rate / Sqft.on SBA	7,000	7,000	7,000	7,000	7,000	7,000	7,000
1 TwinCar Park	500,000	500,000	500,000	500,000	500,000	500,000	500,000
Agreement Value	13,776,667	13,788,333	14,826,667	14,838,333	15,095,000	15,701,667	15,468,333
Service Tax @ Actuals	470,448	471,890	538,348	539,790	526,812	561,820	549,264
VAT @ Actuals	169,387	169,853	191,627	192,093	187,893	199,587	195,453

Stamp Paper Franking charges	9,742	9,742	10,236	10,236	10,598	10,912	10,782
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**Payment Schedule:-**

On Booking	10%	1,441,650	1,443,008	1,555,664	1,557,022	1,580,971	1,646,307	1,621,305
On Agreement	15%	2,162,475	2,164,512	2,333,496	2,335,533	2,371,456	2,469,461	2,431,958
On Foundation	10%	1,441,650	1,443,008	1,555,664	1,557,022	1,580,971	1,646,307	1,621,305
On Third Floor Roof Slab	10%	1,441,650	1,443,008	1,555,664	1,557,022	1,580,971	1,646,307	1,621,305
On Eighth Floor Roof Slab	10%	1,441,650	1,443,008	1,555,664	1,557,022	1,580,971	1,646,307	1,621,305
On Thirteenth Floor Roof Slab	10%	1,441,650	1,443,008	1,555,664	1,557,022	1,580,971	1,646,307	1,621,305
On Eighteenth Floor Roof Slab	10%	1,441,650	1,443,008	1,555,664	1,557,022	1,580,971	1,646,307	1,621,305
On Twenty Fourth Floor Roof Slab	10%	1,441,650	1,443,008	1,555,664	1,557,022	1,580,971	1,646,307	1,621,305
On Last Floor Roof Slab	10%	1,441,650	1,443,008	1,555,664	1,557,022	1,580,971	1,646,307	1,621,305
On Possession	5%	720,825	721,504	777,832	778,511	790,485	823,154	810,653
<b>Total</b>		<b>14,416,502</b>	<b>14,430,077</b>	<b>15,556,641</b>	<b>15,570,217</b>	<b>15,809,705</b>	<b>16,463,073</b>	<b>16,213,051</b>

**Other Charges (Will be applicable as per prevailing rates & are @ Actuals )**

Water & Electricity Charges	275,250	275,250	289,500	289,500	289,500	309,000	305,250
Maintenance Deposit	426,750	427,125	460,500	460,875	457,500	488,625	481,125
Club Charges	225,000	225,000	225,000	225,000	225,000	225,000	225,000
Generator Charges	150,000	150,000	150,000	150,000	150,000	150,000	150,000
Pipe Gas Connection	20,000	20,000	20,000	20,000	20,000	20,000	20,000
Legal Fees	30,000	30,000	30,000	30,000	30,000	30,000	30,000
Service Tax	36,845	36,845	37,550	37,550	37,550	38,514	38,328
Stamp Duty & Registration	566,383	566,742	605,491	605,850	602,621	641,729	632,759
VAT	15,800	15,800	15,800	15,800	15,800	15,800	15,800
Sub Total Of Other Charges	1,746,028	1,746,762	1,833,841	1,834,575	1,827,970	1,918,668	1,898,263
<b>Grand Total</b>	<b>16,172,272</b>	<b>16,186,581</b>	<b>17,400,718</b>	<b>17,415,027</b>	<b>17,648,273</b>	<b>18,392,653</b>	<b>18,122,095</b>

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# 1% TDS to be deducted by Purchaser, applicable from 1st June 2013. PAN# AABCL0438P

# The Stamp Paper Franking Charges to be paid at the time of agreement execution, favoring "Mantri Castles Private Limited"

# Guideline value of the property will increase by 0.5% onwards from 6th floor upwards