

PAYMENT PLAN

Proposed Configuration for Sale : Per floor 6 to 8 flats

SR. NO. FLAT TYPE SALE AREA (IN SQ.FT.)

Sr No	FLAT TYPE	SALE AREA (IN SQ.FT.)
1	2 BHK	1250
2	2 ½ BHK	1500
3	3 BHK	1800

Rate per sq.ft :-

Rs. 10,150/- per sq. ft. and Rs.45/- floor Rise from 2nd habitable floor onwards.

Other Charges

- Stamp duty and Registration charges.
- VAT & Service tax extra.
- Share money, legal charges, society formation charges, development and betterment charges, Advance provisional maintenance charges, water meter, electric meter charges, Club Charges.. etc payable at the time of possession.

Lock in Period :

The lock in period will be 15 months from the date of purchase.

Incase of Transfer :

- The 1st Transfer is free.
- For 2nd and subsequent transfer a charge of 2% of the sale price or Rs. 200 per sq.ft whichever is higher.

Payment Schedule as follows :

- 20% of Flat cost as token amount on the day of booking.
- Balance 15% to be paid within 15-20 days from the date of token.
- Balance payment as per the construction link.
- All cheques should be in favour of : "Kamla Mahesh Developer"

Expected completion date :

Completion is on or before 2017 with a contingency period of 6 months.

Change in Areas (Carpet/Saleable) :

The area being offered is indicative. In the event of any changes or any difference in the area of the respective units, the same will be charged Proportionately. The change may be necessitated depending on design changes due to BMC/MHADA approval.

Choice of Apartments :

The units will be allotted on the first come first served basis, subject to availability.

• **Compensation / Penalty / Buy Back**

1) For any reason if the project launch is delayed and if the investor intends to exit due to delay, an interest @12% p.a. on amount paid will be calculated for the entire period of booking to date of cancellation. This amount will be refunded within 45 days from the date of cancellation. This option to cancel can be exercised only if the delay is beyond 31st Dec. 2013.

2) For any other reason if the investor intends to exit, an interest @12% p.a. on amount paid will be calculated for the entire period of booking to date of buy back. This amount will be refunded within 45 days from the date of buy back. This option to cancel can be exercised only after completion of 15 months of lock-in period and within 45 days from expiry of lock-in period.

On cancellation and receipt of money by you, the developer alone will be entitled to sell and dispose of the units to any other person as the developer may deem fit and at such price as the developer may determine and the investor shall not be entitled to question such sale or to claim any amount from the developer.

Definations: (Launch of Project) :

It is defined as the day when the construction starts at site.

PAYMENT SCHEDULE

Sr. No.	Percentage	Particulars
1	35.00%	Immediate / Upfront
2	15.00%	On commencement of Work Excavation
3	3.00%	On plinth
4	1.60%	2nd Slab
5	1.60%	4th Slab
6	1.60%	6th Slab
7	1.60%	8th Slab
8	1.60%	10th Slab
9	1.60%	12th Slab
10	1.60%	14th Slab
11	1.60%	16th Slab
12	1.60%	18th Slab
13	1.60%	20th Slab
14	1.60%	22nd Slab
15	1.60%	24th Slab
16	1.60%	26th Slab
17	1.60%	28th Slab
18	1.60%	30th Slab
19	1.60%	32nd Slab
20	1.60%	34th Slab
21	1.60%	36th Slab
22	1.60%	38th Slab
23	1.60%	40th Slab
24	1.60%	42nd Slab
25	1.60%	44th Slab
26	1.60%	46th Slab
27	1.60%	48th Slab
28	1.60%	50th Slab
29	1.60%	52nd Slab

30	1.60%	Terrace
31	1.80%	External/Internal - Plaster/Masonry
32	2.00%	Possession

NOTE: THE NUMBERS OF SLABS CAN CHANGE AS PER CHANGE OR MODIFICATION OF PLAN