

**ELDECO SAMRIDHI - EXPANDABLE DUPLEX VILLA**

**PRICE LIST W.E.F : 01.08.2015**

Type of VillaType	Plot Area		Built up Area		Basic Cost of Plot (Rs.)	Accommodation
	Sqft	Sqmtr.	Sqft	Sqmtr		
A	1211	112.50	1480	137.50	6856720	3BR, 2 toilets, WC, D/D, Kitchen, Lobby and Mumty
B	1001	93.00	1322	122.82	5872880	3BR, 2 toilets,WC, D/D, Kitchen, Lobby and Mumty
C	775	72.00	1072	99.59	4647760	2BR. Sitting/study room, 2 toilets,WC, D/D , Kitchen and Mumty

**Note: 1 sq feet = 0.093 sq.mt, 10.764 sq feet. = 1 sq.mt**

**EXTRA CHARGES:**

1	Interest Free Maintenance Security (IFMS)	Rs.110/- sq ft of plot area.
2	Indicative monthly maintenance charges per month approximately Monthly maintenance charges for 12 month's are payable in advance alongwith and PDC's for 24 months towards monthly maintenance.	Villa A - Rs.1100/- per month Villa B - Rs.900/- per month Villa C - Rs.750/- per month
3	Cost of Water /Sewer connection	Rs.7500/-
4	Cost of External Electrification Charges	Rs.30/- persft of the plot area
5	Map Approval charges/ malba and water Charges (Supervision charges)	Rs.20/- per sqft of the plot area
6	Adminstrative Charges	Rs. 2000/-
7	Cable Distribution Charges	Rs. 7500/-
8	<b>Preferential Location Charges (PLC):</b>	
	Green Facing (Green belt, park facing or adjacent to park)	3.5% of Basic Price
	Facing 18mtr and above wide Road	4% of Basic Price
	Corner	5.5% of Basic Price

**PAYMENT PLAN:**

Construction Linked Payment Plan		Down Payment Plan	
Booking Amount	5%	At the time of booking:	5%
Within 30 days of Application	15%	With in 30 days of booking:	10%
Within 60 days of Application	10%	With in 60 days of booking:	79%
On Excavation/lying of foundation	8%	Rebate:	6%
On reaching Lintel level	8%		
On commencement of Ground Floor Roof Slab	8%		
On commencement of First Floor Roof Slab	9%		
On start of Plumbing Work	8%		
On commencement of Internal Plaster	8%		
On commencement of External Plaster	8%		
On start of Flooring	8%		
On Offer of Possession	5%		

**NOTES:**

- A. Price list can be revised at the sole discretion of the Company & without prior notice.
- B. The areas mentioned are tentative and may vary and the same shall be adjusted at the rate prevalent on the date of booking.
- C. Variations in the final layout can be effected without any claim from the allottee.
- D. Booking/allotment is subject to terms/conditions contained in application form/allotment agreement.
- E. Any additional facility that may be provided shall be charged extra.
- F. Proportionate cost of Boundary wall ,Relaying of road resurfacing and Rain Water harvesting (if provided) shall be payable extra.
- G. Registration Charges Extra as per Government rules.
- H. Possession of the villa shall be given as per the terms of allotment after receiving of final payment alongwith other charges and after execution of Sale Deed.

