



SAMATARA, SHIMLA

PRICE LIST

Unit price of a Villa	As Applicable
Down Payment Rebate	6.50%

DOWN PAYMENT PLAN

On Application for Booking	Rs. 25,00,000/-
Within 30 Days of Booking	95% of Total Price less the Booking Amount less Down Payment Rebate.
On receipt of the Occupation Certificate	5% of the Total Price + IBMS + Stamp Duty & Registration Charges + Other Charges, as applicable, if any (Refer note 2)

CONSTRUCTION LINKED- PAYMENT PLAN

1	On Application of Booking	Rs. 25,00,000/-
2	Within 2 Months of Booking	20% of the total price less the booking amount
3	Within 4 Months of Booking	12.5% of Total Price
4	Within 6 months of Booking	12.5% of Total Price
5	Completion of foundation/Within 9 months of Booking*	10% of Total Price
6	Completion of 1st slab/Within 12 months of Booking*	10% of Total Price
7	Completion of 2nd slab/Within 15 months of Booking*	10% of total price
8	Completion of 3rd slab/ Within 18 months of Booking*	10% of total price
9	Completion of Roof slab/ Within 21 months of Booking*	10% of total price
10	On Possession	5% of the Total Price + IBMS + Stamp Duty & Other charges as applicable, if any

* *Whichever is later.*



Total Price = Basic Price of Said Villa

Other Charges:

Interest Bearing Maintenance Security Charges (IBMS) Rs. 2,75,000/-

Notes

1. Cheque to be drawn in favor of M/s Bemloi Development and Infrastructure Co. Pvt. Ltd. Escrow account
2. The rebate for early payments shall be subject to change from time to time and is presently 10% per annum.
3. 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 the State Bank of India at close of each financial year on 31st March.
4. Stamp duty and Registration charges shall be payable along with the last installment as applicable.
5. The Company would pay compensation to its customer @ Rs. 5/- per sq. ft. of the Super Built-up Area of the Said Villa per month for any delay in handing over the product beyond the committed period of twenty four months from the date of execution of the Agreement. Similarly, the customer would be liable to pay charges @ Rs. 5 /- per sq. ft. of the Super Built-up Area of the Said Villa per month if he / she fail to take possession within 30 days from the date of the Company offering the possession.
6. Any other taxes/levies/charges, as and when imposed by the statutory authorities, are payable on demand.
7. The prices, terms and conditions stated herein are merely indicative with a view to acquaint the applicant and are not exhaustive.
8. For detailed terms and conditions please refer to the Application Form.