

## PRICE LIST OF METRO KINGS COURT

Particulars of Spanish Villa		
P	AREA	BSP
	<b>5 BHK (3995 Sq Ft)</b>	<b>1,51,00,000-</b>
<b>P</b>	FALSE CEILING WITH LIGHTS, MODULAR KITCHEN , CUBBOARDS IN ALL BED ROOMS, & LIFT	
<b>SPECIAL FEATURES (Optional) @ 65 Lacs</b>	Beds with Matress in all Bedrooms, Sofa set with Centre Table in Drawing Room, Dinning Table, LCD Panel, Bar Counter, Curtains, Jacuzzi, stairs(Basement) with Sedan wood.LCD's, Refrigerator(680Ltr), Microwave, Gyser in all washrooms, AC(1.5 ton) in each bedroom & DD(8Ac's) (All will be as per Sample)	
UTILITY CHARGES		
1	Power Backup Installation Charges (5 KVA)	Rs. 20,000/- per KVA +GST
2	External Development Charges (EDC)	Rs. 1,50,000/- + GST
3	Club membership	Rs. 100000/- +GST
4	Maintenace Charges (Monthly) Advance for Two Year	Rs. 4000/- Per month + GST
5	Interesrt Free Maintenace Security Charges (IFMS)	Rs. 50000/-
PARTIAL DOWN PAYMENT PLAN		
1	At the time of booking	5 Lacs
2	Within 15 days from the date of booking	55% of BSP + GST (Less Booking Amount)
3	On Completion of First Floor Slab	10% of BSP + GST
4	On Completion of Second Floor Slab	10% of BSP + GST
5	On Completion of Third Floor Slab	10% of BSP + GST
6	On Completion of Tile work	10% of BSP + GST
7	On the offer of Possession	5% of BSP +Add Charges + IFMS + Registration charges +Other Charges (if Any ) +GST
CONSTRUCTION LINKED PAYMENT PLAN		
1	At the time of booking	5 Lacs
2	Within 15 days from the date of booking	10% of BSP + GST (Less Booking Amount)
3	On start of Consturction	15% of BSP + 50% PLC + GST
4	On Completion of Basement Slab	15% of BSP + GST
5	On Completion of Ground Floor Slab	15% of BSP + GST
6	On Completion of First Floor Slab	10% of BSP + GST
7	On Completion of Second Floor Slab	10% of BSP + GST
8	On Completion of Third Floor Slab	10% of BSP + GST
9	On Completion of Tile work	10% of BSP + GST
10	On the offer of Possession	5% of BSP +Add Charges + IFMS + Registration charges +Other Charges (if Any ) +GST
NOTE		
1	All payments must be made by Cheques/Demand Draft only to be issued in favour of "METRO DEVELOPERS" payable at par.	
2	The rate of the Unit shall be firm. There would be no escalation in the rate of BSP of Unit, once it is booked and payment is realized by the Company.	
3	All applicable Government Charges, Taxes, Cesses Like EDC, City Development Charges & other taxes / Levies etc. at present or in future and any enhancement thereof shall be borne and payable extra by the applicant/ allottee on proportionate basis.	
4	All building plans, layouts, specifications are subject to change/modification or revision as decided by the Company/Architect or any other competent authority.	
5	The area of Unit being booked as per PBRERA carpet Area (Super-Built-Up Area including Covered Area/Built-Up-Area plus proportionate share of service and common areas). The terms and condition of sale stated herein are only indicative and are subject to detailed terms and conditions in the Application Form and in the Allotment Letter/ Agreement.	
6	Price mentioned above is subject to change without any prior notice, at sole discretion of the Company. Price prevailing on the date of acceptance of booking by the Company shall be applicable. The Applicant should check prevailing price of the Unit with the Company before booking.	
7	*Possession of the Flat/Penthouse shall be offered within 18 months from the date of Agreement and after receiving 100% Payment by the Allottee subject to force majeure terms and other conditions to be more fully described in the Allotment Letter/ Agreement.	
8	if not delivered in precribed time than company will pay a Penalty as per PBRERA policy.	
9	Other decorative pieces and accessories are not included.	
10	Registration Expenses, Stamp Duty, Legal Charges, Court Fee, Documentation Charges etc. shall be payable extra by the Allottee as applicable at the time of registration of title deeds.	