



**CENTRAL PARK FLOWER VALLEY**

**Cerise Suites - Low Rise Air Conditioned Suites with Party Terrace and Elevator**

**Price List - PLP & Bank Subvention - Classic Specification**

Floor	Basic Sales Price			Right to use Terrace			EDC/IDC @ Rs. 225/# psft	Power Backup @ Rs.25,000/- per kw 5kw Mandatory	IFMSD @ Rs. 50/psft	Total	
	Saleable Area	Gross	Inaugural Discount	Net	Gross	Inaugural Discount					Net
	(Sq.Ft.)	(In Rs.)	(In Rs.)	(In Rs.)	(In Rs.)	(In Rs.)					(In Rs.)
First	1210	7986000	363000	7623000	Optional	Optional	Optional	272250	125000	60500	<b>8080750</b>
Second	1255	8283000	376500	7906500	Optional	Optional	Optional	282375	125000	62750	<b>8376625</b>
Third	1210	7986000	363000	7623000	Optional	Optional	Optional	272250	125000	60500	<b>8080750</b>
Fourth	1210	7986000	363000	7623000	1650000	300000	1350000	272250	125000	60500	<b>9430750</b>

**Price List - PLP & Bank Subvention - Luxury Specification**

Floor	Basic Sales Price			Right to use Terrace			EDC/IDC @ Rs. 225/# psft	Power Backup @ Rs.25,000/- per kw 5kw Mandatory	IFMSD @ Rs. 50/psft	Total	
	Saleable Area	Gross	Inaugural Discount	Net	Gross	Inaugural Discount					Net
	(Sq.Ft.)	(In Rs.)	(In Rs.)	(In Rs.)	(In Rs.)	(In Rs.)					(In Rs.)
First	1210	8409500	423500	7986000	Optional	Optional	Optional	272250	125000	60500	<b>8443750</b>
Second	1255	8722250	439250	8283000	Optional	Optional	Optional	282375	125000	62750	<b>8753125</b>
Third	1210	8409500	423500	7986000	Optional	Optional	Optional	272250	125000	60500	<b>8443750</b>
Fourth	1210	8409500	423500	7986000	1650000	300000	1350000	272250	125000	60500	<b>9793750</b>

**Notes:**

- 1) Booking amount 10% of BSP & Right to use Terrace Cost
- 2) All Cheques and Demand Drafts to be made in favor of "St. Patricks Realty Pvt. Ltd."
- 3) PLC Extra, as applicable - 2% to 3% of BSP
- 4) Car Parking ( 1 No.) Free as Inaugural Offer
- 5) # EDC/IDC @ 225/psft is tentative, subject to finalisation.
- 6) Club Membership Charges Optional @ Rs. 3,00,000/-
- 7) Right to use Terrace - Optional for First/Second/Third Floor @ Rs. 12,00,000/-
- 8) Other Charges includes Electricity Facility Charges, Cost of Electricity Meter, Water Facility Charges, Water Meter charges, Stamp Duty, Registration Charges and any other charges as per terms of the Agreement are also payable on "Offer of Possession"
- 9) All Taxes shall be charged Extra as applicable.
- 10) Prices Subject to Change.



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**PAYMENT PLANS**

**BANK SUBVENTION PAYMENT PLAN (15:75:10)\***

Installment No.	Time When Due	Details of Payment	Taxes
1	At the time of Booking	10% of BSP & Right to use Terrace Cost (if applicable)	+ All Govt. Taxes
2	Within 90 Days of Booking	To Complete 15% of Cost of Property (BSP & Right to use Terrace Cost (if applicable) +EDC/IDC + PLC (if applicable))	+ All Govt. Taxes
3	Bank Subvention	75% of Cost of Property (BSP & Right to use Terrace Cost (if applicable) +EDC/IDC + PLC (if applicable))	+ All Govt. Taxes
4	On Offer of Possession	10 % of Cost of Property +IFMSD + Power Back- up + Club Membership (if applicable) + Other Charges (as applicable)	+ All Govt. Taxes

\*Other Charges includes Electricity Facility Charges, Cost of Electricity Meter, Water Facility Charges, Water Meter charges, Stamp Duty, Registration Charges and any other charges as per terms of the Agreement are also payable on "Offer of Possession"

\*All Taxes shall be charged Extra as applicable.

**POSSESSION LINKED PAYMENT PLAN (35:65)\***

Installment No.	Time When Due	Details of Payment	Taxes
1	At the time of Booking	10% of BSP & Right to use Terrace Cost (if applicable)	+ All Govt. Taxes
2	Within 90 Days of Booking	15% of BSP & Right to use Terrace Cost (if applicable)	+ All Govt. Taxes
3	Within 120 Days of Booking	10% of BSP & Right to use Terrace Cost (if applicable) +100% EDC/IDC + 100% PLC (if applicable)	+ All Govt. Taxes
4	On Offer of Possession	65 % of BSP & Right to use Terrace Cost (if applicable )+IFMSD + Power Back- up + Club Membership (if applicable) + Other Charges	+ All Govt. Taxes

\*Other Charges includes Electricity Facility Charges, Cost of Electricity Meter, Water Facility Charges, Water Meter charges, Stamp Duty, Registration Charges and any other charges as per terms of the Agreement are also payable on "Offer of Possession"

\*All Taxes shall be charged Extra as applicable.