

UNI Homes 2

PRICE LIST w.e.f. 1st May, 2012

Basic Consideration Price (BCP)	:	Rs. 2450/- per sq. ft. for 1st & 2nd Floor Units
Basic Consideration Price (BCP)	:	Rs. 2400/- per sq. ft. for Ground & 3rd Floor Units
Preferred Location Charges (PLC) for Garden Facing	:	Rs. 75/- per sq. ft.
Open Car Parking Charges*	:	Rs. 1,50,000/- each
Two Wheeler Parking Charges*	:	Rs. 15,000/- each

Apart from the Basic Consideration Price following amount is payable by the allottee, per sq.ft. of the salable area of the apartment:

1. Advance Maintenance**	:	Rs. 1.50/- per sq.ft.
2. Infrastructure Charges	:	Rs. 30/- per sq. ft.
3. Interest Free Maintenance Security Deposit (IFMSD)#	:	Rs. 20/- per sq. ft.

Other Charges:

1. Property Assessment Charges	:	Rs. 20,000/-
2. Deposit Charges for Connection to Govt Utilities## (Electricity and Water)	:	Rs. 35,000/-

* Car/Two Wheeler Parking allotment will be on first come first serve basis.

Limited covered car parking available on request.

** Advance Maintenance has been calculated at Rs. 1.50/- sq. ft. of saleable area per month for 12 months. This might vary as per the norms decided later.

IFMSD is the contribution towards Corpus Fund.

This might change, as demanded by the concerned competent authority, are payable extra at the time of issuance of final statement of account.

- The allottee(s) would also be liable to pay holding charges @ Rs. 5/- per sq. ft. of Saleable Area per month if the allottee(s) fails to take possession within 60 days from the date of issuance of the notice of possession.
- Customers to avail the home loan on the property by the approved banks provided by the company.

Note: The above Prices / Payment Plans are subject to revision / withdrawal at any time without notice and at the sole discretion of the Company.

Registration Charges on UDS (Undivided Share of Land), Government Levies, VAT/Service Tax shall be payable by the allottee(s), charged as per actuals.

These prices and charges are valid for a limited period only and are subject to modification at the sole discretion of the developer.



PAYMENT PLANS

w.e.f. 1st May, 2012

DOWN PAYMENT PLAN

(Rebate of 7% on Basic Consideration Price) Terms & Condition Apply**

At the time of Booking	:	10% of BCP
Within 45 days of the Booking	:	85% of BCP + Parking + Infrastructure Charges + Deposit Charges for Connection to Govt Utilities + PLC
On notice of possession	:	5% of BCP + Property Assessment Charges + IFMSD + Advance Maintenance + Other Charges as applicable

CONSTRUCTION LINKED INSTALLMENT PLAN

On Booking	:	10% of BCP
Within 40 days of Booking	:	5% of BCP + 50% of PLC
Within 80 days of Booking	:	10% of BCP + 50% of PLC
Within 120 days of Booking	:	10% of BCP + Deposit Charges for Connection to Govt Utilities
On commencement of construction / development #	:	10% of BCP + 50% of Parking Charges
On casting of Ground Floor Roof	:	10% of BCP + 50% of Parking Charges
On casting of First Floor Roof	:	10% of BCP + Infrastructure Charges
On casting of Second Floor Roof	:	7.5% of BCP
On casting of Top Floor Roof	:	7.5% of BCP
On completion of Plastering Internal	:	5% of BCP
On completion of Plastering - External	:	5% of BCP
On completion of flooring within apartment	:	5% of BCP
On notice of possession	:	5% of BCP + Property Assessment Charges + IFMSD + Advance Maintenance + Other Charges as applicable

BCP = Basic Consideration Price/ Basic Sales Price

Note: Other charges include Interest Free Maintenance Security Deposit, Property Assessment Charges, Deposit Charges for Connection to Government Utilities, Advance Maintenance Charges, and Infrastructure Charges, and any/all such charges which might become due to Government/Regulatory Authorities. Registration Charges, Government Levies, VAT/Service Tax shall be charged as per actuals.

** The discount offered under the "Down Payment Plan" is at the sole decision and discretion of the Developer, the same may be withdrawn at any time without prior notice. This discount will be offered & valid up to 6 months prior to possession, for the units of the Tower due for possession.

This installment and the subsequent installments(s) in the above Installment Plan shall become payable on demand irrespective of the serial order in which they are listed above.