

PRICE LIST

GHMC No: 1/C22/07679/2021 | TS RERA No. P01100003123

S.No.	Plot Area in Sq. Yards	Type of Villa	SBUA (Salable Area)	Dimensions	Facing	Unit Price* in Rs. (Excl. GST)
1	160	DUPLEX	1800 sft	30'X48'	WEST	1,57,00,000/-
2	167	TRIPLEX	2000 sft	30'X50'	EAST	1,68,00,000/-
3	211	TRIPLEX	2441 sft	40'X'	WEST	2,07,28,000/-

*Extras over & above:- [FIXED]

- Any Corner / East Facing Villa - Rs. 2,50,000/-
- Extra land area will be charged @ 50,000/- Per Sq.Yard.

Payment Terms :-

S.No.	Stage of Work	Payment in %
1	Token Advance (TA)	Rs. 5,00,000/- + GST
2	Allotment Advance - within 15 days from the date of booking (Incl. TA)	(10%-TA) + GST
3	Upon execution of Agreement of Sale, within 30 days from the date of booking	10% + GST
4	Upon completion of Foundation up to Plinth Level of the Concerned Villa/Unit	20% + GST
5	Upon completion of Ground & First Floor Slabs of the Concerned Villa/Unit	20% + GST
6	Upon completion of Brick work of the Concerned Villa/Unit	25% + GST
7	Upon completion of Plastering and Flooring of the Concerned Villa/Unit	10% + GST
8	At the time of handing over the the specific unit	5% + GST
	Total	100% + GST

Note:

- a) All the payments should be made in the name of "Venkata Praneeth Developers Private Limited - Praneeth Pranav Knightwoods - BHFL Coll A/C." Through cheque/DD/Pay-order/Wire transfer only.
b) The original receipt (duly stamped & signed) should be collected by the applicant without fail.
c) The Applicant/s is/are solely responsible for deduction and deposit of TDS @ 1% of the Total Sale Consideration.
d) Agreement of sale will be executed upon receipt of 20% of the Total Sale Consideration.
e) Sale deed will be executed upon receipt of 100% of the Total Sale Consideration.
- a) Stamp duty, registration fee and GST imposed by Central/State Government and Local Authorities etc are extra and shall be borne by the applicant only as applicable at the time of execution of the registration /Sale Deed.
b) In case of any increase in the rate to said taxes during construction period and before handing over of the possession of Villa/Unit the same shall be levied and differential amount if any shall be borne by the applicant only.
- Rs. 25,000/- towards caution deposit, Rs. 60,000/- towards corpus fund, Rs.15,000/- towards sinking fund. Maintenance charges of (Rs.24/- per sft. per annum + GST) in advance for first 2 Years.
- Documentation charges Rs.15,000/- + GST.
- 50,000/- (approx.) will be collected at the time of handing over towards Municipal Water Supply and electricity supply.
- The above payment structure is designed assuming an unconstructed unit. However, if you book a Villa/Unit where construction has already begun, total amount corresponding to the stage of construction at the time of allotment has to be released within one month from date of booking.
- The mentioned property will not be deemed as allotted till the entire allotment advance is remitted.
- Any sales proposal or commitment shall only be in writing and duly signed by both the parties. No verbal commitment/s will be entertained by the company under any circumstances.
- No modifications/alterations in the standard floor plan shall be entertained/accepted in any circumstances.
- a) Cancellation charges:
Before entering into an Agreement of Sale: 10% of Allotment Advance, After entering into Agreement of Sale: 5% of Total Sale Consideration.
b) Refund shall be paid only after finding an alternative applicant for the said booking and such refund is subject to deduction of cancellation charges as mentioned at point (a)
- Other terms & conditions applicable as per the Application form/Allotment letter and Agreement of Sale.
- Prices mentioned above are subject to change without any prior notice.

For Details Contact : **99590 96612 / 91540 81095**