

SKA ESTATE

PRICE LIST



APARTMENT TYPE	3 BHK + 3T	3 BHK + 3T	3 BHK + 3T	4 BHK + 3T
Apartment Size (Sq. Ft.)	1,450	1,630	1,856	2,125
Top Floor BSP (per Sq. Ft.)	11,000	11,000	11,000	11,000
Top Floor BSP (in INR)	1,59,50,000	1,79,30,000	2,04,16,000	2,33,75,000

OTHER CHARGES		CHARGES	
PLC - View Facing	100/- INR Per Sq. Ft	PLC - Park Corner	300/- INR Per Sq. Ft
PLC - Road Facing	200/- INR Per Sq. Ft	PLC - Park Facing	600/- INR Per Sq. Ft
PLC - Per Floor from Top floor		25	INR Per Sq. Ft
1 Lower Basement Parking Charges (Magnolia Only)		4,50,000	INR
1 Upper Basement Parking Charges		5,50,000	INR
1 Back to Back Parking (UPPER Basement) (Subject to Availability)		7,50,000	INR
Power backup (3 KVA Mandatory) - Unit Size - 1450		(5 KVA Mandatory) - Unit Size - 1630,1856,2125	25,000/- Per KVA
Electricity Infra development charges (5 KVA Mandatory) - Unit Size 1450		(7 KVA Mandatory) - Unit Size - 1630,1856,2125	15,000/- Per KVA
Lease Rent		210	INR Per Sq. Ft
Club Membership Charges		2,50,000	INR
Fire Fighting Charges		25	INR

POSSESSION CHARGES		CHARGES	
IFMS		54	INR per sq. ft.
Advance Maintenance for 24 months		4.5	INR per sq. ft. / month

PAYMENT PLAN

S. No.	CONSTRUCTION MILESTONE	% PAYMENT PLAN
1	At the Time of Booking	10.00%
2	On Start of Raft	15.00%
3	On Start of First Floor	7.50%
4	On Start of Fourth Floor	7.50%
5	On Start of Eight Floor	7.50%
6	On Start of Twelve Floor	7.50%
7	On Start of Sixteen Floor	7.50%
8	On Start of Twenty Floor	7.50%
9	On Start of Twenty Four Floor	7.50%
10	On Start of Twenty Eight Floor	7.50%
11	On Start of Top Floor	7.50%
12	On Offer of Possession	7.50%

NOTES:

- GST @ 5% shall be payable additional as applicable.
- The Above Price List excludes Stamp duty, Registration charges and any other taxes.
- Cheque has to be drawn in favor of "Prasu Home LLP".
- TDS 1% shall be applicable on Total Sale Price exceeding INR 50,00,000 as per Income Tax Act Section 194-IA.
- Payment for IGL (Piped Natural Gas) will be payable directly to IGL.
- IFMS & 24 month advance maintenance payable at possession.

