

## SwanCourt Price Break-up sheet

SI No.	Total Consideration	Amount to be paid
<b>A</b>	<b>Super Builtup Area</b>	
	a. 3 BHK - 1550 sft	
	b. 3 BHK - 1670 sft	
	c. 3 BHK - 1690 sft	
	d. 4 BHK - 1835 sft	
<b>B</b>	<b>Base RATES</b>	₹4,570/- per sft
		Input Credit advantage on account of GST considered in base rate
<b>C</b>	<b>Parking</b>	
	a. Open Car Parking	₹ 4,00,000/-
	b. Covered Car Parking	₹ 6,00,000/-
<b>D</b>	<b>Extra Charges</b>	
(i)	Utility charges such as DG Connection, Transformer, etc.	₹150/- per sft
(ii)	Legal Charges	₹11,000/-
<b>E</b>	<b>Payment Schedule</b>	
	On Booking	₹ 2,00,000/-
	On Allotment	20% of total Consideration after adjusting the application money + 50% of Legal Fees
	On Completion of Piling	10% of total Consideration
	On Completion of 3rd Floor	10% of total Consideration
	On Completion of 6th Floor	10% of total Consideration
	On Completion of 9th Floor	10% of total Consideration
	On Completion of 12th Floor	10% of total Consideration
	On Completion of 80% of External Plaster	10% of total Consideration
	On Completion of 80% of Flooring of the Tower	10% of total Consideration
	On Intimation of Possession	10% of total consideration + ₹150 per sq. ft. for extra Development Charges + Common Area Maintenance Charges for one year + Sinking Fund + 50% of Legal Fees + Stamp Duty, Registration Charges, Govt. Taxes & levies, Goods and Service Tax as applicable
<b>F</b>	<b>Maintainance Deposits at the time of possession (Estimated)</b>	
	a. CAM (For 1 Year ) @ ₹24/- per sft	
	b. Sinking Fund (For 1 Year ) @ ₹25/- per sft	

### Other Terms & Conditions:

- A. Registration only on receipt of 100% payment.
- B. GST, Other Taxes & Other Charges as applicable will be charged extra.
- C. Payment to be made by A/c Payee cheque/DD/PO/RTGS in favour of "Bengal Emami Housing Ltd."
- D. Lock in period - 18 months.
- E. Nomination charges @ ₹1.
- F. Final price will be calculated by our executive on the basis of your choice of flat.
- G. Price May change at any point of time and the one ruling at the time of booking will only be applicable.