

SwanCourt Price Break-up sheet

SI No.	Total Consideration	Amount to be paid
A	Super Builtup Area	
	a. 3 BHK - 1550 sft	
	b. 3 BHK - 1670 sft	
	c. 3 BHK - 1690 sft	
	d. 4 BHK - 1835 sft	
B	Base Rates	₹4,890/- per sft
C	Parking	
	a. Open Car Parking	₹4,00,000/-
	b. Covered Car Parking	₹6,00,000/-
D	Floor Escalation from 2nd Floor Onwards	₹20/- per Sft
E	PLC	
	Type C Flat (Size 1670 Sft) - South Open & East Open	₹150/- per sft
	Type D Flat (Size 1835 Sft) - South Open & East Open	₹150/- per sft
	Type B Flat (Size 1550 sft) - Swimming Pool	₹150/- per sft
	A1 Type C Flat (Size 1670 Sft) - South & East Open & Swimming Pool	₹350/- per sft
F	Extra Charges	
(i)	Utility charges such as DG Connection, Transformer, etc.	₹150/- per sft
(ii)	Legal Charges	₹11,000/-
G	Payment Schedule	
	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
H	Maintainance Deposits at the time of possession (Estimated)	
	a. CAM (For 1 Year) @ ₹24/- per sft	
	b. Sinking Fund (For 1 Year) @ ₹25/- per sft	

Other Terms & Conditions:

- A. Discount @ 7.5%
- B. Registration only on receipt of 100% payment.
- C. GST, Other Taxes & Other Charges as applicable will be charged extra.
- D. Payment to be made by A/c Payee cheque/DD/PO/RTGS in favour of "**Bengal Emami Housing Ltd.**"
- E. Lock in period - 18 months.
- F. Nomination charges @ ₹1.
- G. Price May change at any point of time and the one ruling at the time of booking will only be applicable.