

ROYAL PALM VILLAGE - PHASE - I
PRICE LIST

Villa Type :	1 BHK	Carpet Area : (As per RERA*)	588
		Built up Area :	663

INSTALLMENT PAYMENT STRUCTURE

(A) Price of the Villa Price of Villa includes the exclusive Right of Use For Reserved 1 No. Open Car Parking Space, Right of Use of Swimming Pool, Deck & Lawn attached with the individual villa and also it Includes Development Cost of all common areas & facilities.	71,21,500
Break Up of The Price of The Villa (A) as follows :-	
(I) Price includes the exclusive Right of Use For Reserved 1 No. Open Car Parking Space, Right of Use of Swimming Pool, Deck & Lawn attached with the individual villa	70,00,000
(II) 33KV HT Electric Supply Line Charges (Estimated)	36,500
(III) Legal Charges.	15,000
(IV) Service Charges for arranging Electric Connection & Incidental Expenses	10,000
(V) Power Back Up Installation Charges for 4 KW	60,000
(B) Preferential Location Charges (If Applicable)	1,00,000
(C) GST Will be charged extra as appcable	0
Total Price Of The Villa = (A + B + C)	

Maintenance Charges

a) First 3 Years Advance Maintenance Charge (AMC) (Common Area Maintenance)	Free/Complementary
b) Interest Free Security for Facility Management (IFSFM)	Rs. 30,000
c) Contribution towards Capital Equipment Repair & Replacement Fund (Rs. 5/- per Sq.ft on Carpet Area)	Rs. 2,940
d) GST Will be charged extra as appcable	
(D) Total Maintenance Charges = (a + b + c + d)	

Other GOVT Charges

Stamp Duty, Registration Fee, Other Govt. Charges, Electric Meter Connection, Meter Testing Charges shall be payable extra as applicable.

Brief Terms & Conditions

- Cheques/Pay Orders/Bank Draft to be issued in favour of as mentioned below :-
"Sj Developers & Housing Pvt.Ltd. Royal Palm Village - Collection A/C" payable at Bhubaneswar only.
- NON CTS CHEQUES & OUT STATION CHEQUES SHALL NOT BE ACCEPTED.
- No Payments to be made by Cash.
- The Developer shall execute an "Villa Agreement for Sale" upon receipt of 10% of Price of Villa. This Agreement must be registered as mandated under RERA. Stamp Duty, Registration charges, and legal charges will have to be borne by Allottee.
- Possession : As mentioned in the Villa Buyer's Agrrement for sale.
- The area of Villa being allotted is on carpet area basis as stipulated under RERA. However, as in the project multiple Villas have been booked/allotted on built-up area basis prior to commencement of RERA, but have same carpet area as remaining unsold Villas. Therefore, for the purpose of information of the allottee Built-up Area has been mentioned.
- The Villa booking price shall be firm. No escalation on price of Villa once booked.
- The Developer reserves the right to revise the price from time to time without giving any prior notice. Price prevailing on the date of booking acceptance shall be applicable.
 - All building plans, layouts, specifications are subject to change/modification or revision as decided by the Company/Architect or any other competent authority.
- GST as applicable would be payable by customer as per payment demand. All taxes, Cess, levies as levied by Govt. in present or future shall be payable as demanded.
- The below installments shall become due as and when the construction stage is achieved in the respective Villa or the tower as applicable irrespective in the order in which it appears above.
- The terms and condition of sale stated herein are only indicative and are subject to detailed terms and conditions in the Villa Agreement for Sale.
- Any / All price list issued prior to 31-12-2018 stand revoked and invalid henceforth . Above "price of the Villa "is effective from 01/01/2019.
NOTE: Above price of the Villa includes an inaugural offer of additional specifications like modular kitchen over the counter along with appliances like induction hub, microwave , internal light and fans which is not there in the brochure.

PAYMENT PLAN

Installment Payment Scheme

Description			% of Price of the Villa
1	On Booking	:	10% of Price of the Villa inclusive of GST
2	On execution and registration of Agreement for Sale or within 60 days from the date of booking (whichever is earlier)	:	20% of Price of the Villa inclusive of GST
3	On Casting of Foundation	:	10% of Price of the Villa inclusive of GST
4	On Casting of Ground Floor	:	25% of Price of the Villa inclusive of GST
5	On Brick Work	:	7.5 % of Price of the Villa inclusive of GST
6	On Internal Plastering	:	7.5 % of Price of the Villa inclusive of GST
7	On External Plastering	:	7.5 % of Price of the Villa inclusive of GST
8	On Flooring	:	7.5 % of Price of the Villa inclusive of GST
9	On Possession	:	5 % of Price of the Villa inclusive of GST & PLC

Note: The above installment shall become due as and when the stage of construction is achieved irrespective of the order in which it appears above.

Total Maintenance Charges (AMC, IFSFM, Sinking Fund, Advance Common Area Electricity Charges)	At the time of Possession
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Notes

- Registration Charges, Stamp Duty, Court Fee shall be payable extra as applicable.
- Legal Charge is a cost incurred towards lawyer fees, documentation charges and other incidental expenses for execution of your apartment Sale/ Conenyance deed.
- Any extra works executed in the Villa shall be charged separately.
- 33 KV HT Electric Supply Line Charges : - Supply and provision by CESU of 33 KV electric line including security deposit and costs of installation of ESS, metering, transformers, cabling, brakers, panels etc. The allottee(s) will also have to apply to the CESU individually for obtaining individual electric conection for supply of power and the meter for their respective Villas. The Allottee(s) shall also be required to pay the applicable security deposit, and other costs and charges for individual electric connection, for the same to CESU, which will be intimated later.
- Any future charges, cess or levies by competent government authority, shall be charged extra as per actuals.
- DG Power Back Up with maximum load capacity of 4KW shall be provided to each One BHK Villa.Recurring monthly charges for such power back-up facility shall be borne and paid as per actual Villas consumed on the Villa rates as decided by the Maintenance Agency / Company from time to time. However, Company shall make provision for common area power back-up for lighting.The recurring monthly costs shall be borne by the Allottee on Carpet area basis or as per actual Villa consumed on the Villa rates as decided by the Maintenance Agency / Company from time to time.
- The Complex Maintenance & Facilities Management services shall be organized by a subsidiary of S J Developers & Housing Pvt. Ltd. or any other nominated agency.
- 3 years Advance Maintenance Charges for Common Area Manintenance (which is Free/Complementary as an inaugural offer) shall be used to provide Complex Maintenance & Facility Management services viz Campus Security, Common Area House Keeping & Garbage Disposal, Common area Horticulture, Generators, Water Pumps & Filtration Villas, EPABX system and other common area electro mechanical equipments , Services of an Electrician, Plumber & Estate Manager for the Maintenance of the Complex, Proportionate share of expenses on account of common area electricity consumption. However it does not include the maintenance of Swimming Pool, Deck and Lawn inside the Villa premises. Also Generator Power Back, Building Insurance (individual Villa plus common areas) shall be charged extra as per actual Villas consumed or on carpet area basis as decided by the company. The Advance Maintenance charges (AMC) shall be levied from the date of deemed possession or as decided by the company & there will be a separate Maintenance agreement executed with the customer.
- Interest free security for Facilities Management (IFSFM) is a security Fee to be deposited by the Customer separately which shall be used in case of default / arrears in the payments towards Maintenance Charges. This shall be refunded after deduction of any arrears, unpaid dues etc, if any, to the individual flat allottees in the event SJ Developers or its nominee maintenance agency/company cease to organize the services of facilities management & Maintenance.
- There will be few facilities available in the adjoining project, Royal Palm Village Phse - II (Recreational Resort) which can be availed by the residents of the project Royal Palm Village Phase- I, at additional cost on Membership Basis as decided by the Promoter/ Developer / Resort Operator of Royal Palm Village Phase- II from time to time.
- The Company may at its sole discretion, permit assignment of the allotment only after receipt of minimum 30% of Price of Villa along with any other dues/outstandings/interest on delayed payments etc., and payment of Administrative Charges Rs. 75,000/- per One BHK Villa or any other fee as decided by the company from time to time.