



ROYAL PALM VILLAGE - PHASE - I

RERA No - RP/26/2018/00107 Website - www.rera.odisha.gov.in

Cost Sheet & Payment Schedule

Customer Name :	Villa Type : One BHK	Carpet Area : (As per RERA*)	588
Address :	Villa No :	Built up Area :	663

INSTALLMENT PAYMENT STRUCTURE

			Rs.
Price of the Villa Price of AC Villa with modular kitchen over the counter along with appliances like induction hub, chimaney, microwave, internal light and fans includes the exclusive Right of Use For Reserved One. Open Car Parking Space, Right of Use of Swimming Pool, Deck & Lawn attached with the individual villa. Also it Includes Development Cost of all common areas & facilities.			96,21,500
(A) Price of the Villa (after Discount)			96,21,500
Break Up of The Price of The Villa (A) as follows	Rs.	GST	Total
(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 & GST 5%	95,00,000	4,75,000	99,75,000
(II) 33KV HT Electric Supply Line Charges (Estimated) & GST 18%	36,500	6,570	43,070
(III) Legal Charges & GST 18%	15,000	2,700	17,700
(IV) Service Charges for arranging Electric Connection & Incidental Expenses & GST 18%	10,000	1,800	11,800
(V) Power Back Up Installation Charges for 4 KW & GST 18%	60,000	10,800	70,800
(A) Price Of The Villa (I + II + III+ IV + V)	96,21,500	4,96,870	1,01,18,370
(B) Preferential Location Charges (If Applicable) & GST 18%	0	0	0
(C) GST Will be charged extra as appcable		4,96,870	
	96,21,500	4,96,870	1,01,18,370
Total Price Of The Villa = (A + B + C)			1,01,18,370

Maintenance Charges	Rs.	GST
a) First 3 Years Advance Maintenance Charge (AMC) (Common Area Maintenance) & GST 18%	Free/Complementary	0
b) Interest Free Security for Facility Management (IFSFM)	30,000	0
c) Contribution towards Capital Equipment Repair & Replacement Fund (Rs. 5/- per Sq.ft on Carpet Area)	2,940	0
Total Maintenance Charges (a + b + c)	32,940	0
Total Maintenance Charges inclusive of GST	32,940	

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 - RERA Account" 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 Agreement 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 01.02.2025 stand revoked and invalid henceforth . Above "price of the Villa "is effective from 31.01.2025

PAYMENT PLAN			
Installment Payment Scheme			
SI No	Description	% of Price of the Villa	Rs. (Inclusive of GST)
1	On Booking	10% of Price of the Villa inclusive of GST	9,97,500
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	19,95,000
3	On Casting of Foundation	10% of Price of the Villa inclusive of GST	9,97,500
4	On Casting of Ground Floor Roof	25% of Price of the Villa inclusive of GST	24,93,750
5	On Brick Work	7.5 % of Price of the Villa inclusive of GST	7,48,125
6	On Internal Plastering	7.5 % of Price of the Villa inclusive of GST	7,48,125
7	On External Plastering	7.5 % of Price of the Villa inclusive of GST	7,48,125
8	On Flooring	7.5 % of Price of the Villa inclusive of GST	7,48,125
9	On Possession (Possession Installment Including PLC)	5 % of Price of the Villa inclusive of GST & PLC	6,42,120
Total Price of The Villa inclusive of GST		1,01,18,370	
Total Maintenance Charges (AMC, IFSFM, Contribution towards Capital Equipment Repair & Replacement Fund)			At the time of Possession
Notes			
1	Registration Charges, Stamp Duty, Court Fee shall be payable extra as applicable.		
2	Legal Charge is a cost incurred towards lawyer fees, documentation charges and other incidental expenses for execution of your apartment Sale/ Conveyance deed.		
3	Any extra works executed in the Villa shall be charged separately.		
4	33/11 KV HT Electric Supply Line Charges : - Supply and provision by TPCODL of 33/11 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 TPCODL 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 TPCODL, which will be intimated later.		
5	Any future charges, cess or levies by competent government authority, shall be charged extra as per actuals.		
6	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		
7	The Complex Maintenance & Facilities Management services shall be organized by a subsidiary of S J Developers & Housing Pvt. Ltd. or any other nominated agency.		
8	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.		
9	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.		
10	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.		
11	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.		