

PRICE LIST

TS RERA No.: P02200004832

HMDA L.P. No. : 035970

Praneeth PRANAV
SOLITAIRE

Configuration

S.No	Flat Sizes (2nd to 14th Floors)	Facing	Type
1	1210	E, W & N	2 BHK
2	1701	E & W	3 BHK
3	2061	E & W	3 BHK
4	2076	E & W	3 BHK
5	2412	E	3 BHK

S.No	Flat Sizes (Ground & 1st Floor)	Facing	Type
1	1157	E W & N	2 BHK
2	1347	E W & N	2.5 BHK
3	1579	E & W	3 BHK
4	1854	E & W	3 BHK

Note: 1. Above mentioned areas are salable areas i.e. incl. of common areas.
2. For 2&2.5 BHK only Single Parking will be provided.

Payment Terms

S.No.	Particulars	Payment in %
1	Allotment Advance	10% + GST
2	Upon execution of agreement of sale, within 30 days from the date of booking	10% + GST
3	On completion of Ground Floor Slab of the Concerned flat Tower	10% + GST
4	On completion of 3rd Floor Slab of the Concerned flat Tower	10% + GST
5	On completion of 6th Floor Slab of the Concerned flat Tower	11% + GST
6	On completion of 9th Floor Slab of the Concerned flat Tower	11% + GST
7	On completion of 12th Floor Slab of the Concerned flat Tower	11% + GST
8	On completion of 14th Floor Slab of the Concerned flat Tower	11% + GST
9	Upon completion of Flooring of the Concerned Flat/Unit.	11% + GST
10	At the time of Handing over of the Concerned Flat/Unit.	5% + GST
	Total	100% + GST

Note:

- All the payments should be made in the name of "VE PR D PL PRA PRANAV SOLITAIRE MCA ESC" through cheque/DD/Pay-order/Wire transfer only and the original receipt (duly stamped & signed) should be collected by the applicant without fail.
 - Applicant to deduct TDS at 1% of the total sales consideration, deposit to the government and furnish the TDS certificate.
 - Agreement of sale will be executed upon receipt of 20% total sales consideration.
 - Sale deed will be executed upon receipt of 100% total sales consideration.
- Stamp duty, registration fee and GST imposed by Central/State Government and Local Authorities etc are extra and shall be borne by the applicant only as applicable at the time of execution of the registration /Sale Deed.
 - In case of any increase in the rate to said taxes during construction period and before handing over of the possession of Flat the same shall be levied and differential amount if any shall be borne by the applicant only.
- The above payment structure is designed assuming an unconstructed unit. However if you book a flat where construction has already begun total amount corresponding to the stage of construction at the time of allotment has to be released within one month from date of booking.
- The mentioned property will not be deemed as allotted till the entire allotment advance is remitted.
- Any sales proposal or commitment shall only be in writing and duly signed by both the parties. No verbal commitment/s will be entertained by the company at any circumstances.
- No modifications/alterations in the standard floor plan shall be entertained/accepted in any circumstances.
 - Cancellation of Booking attract Rs.50/- per sft as cancellation charges on the total cost of the apartment (including amenities) + TDS amount paid to the Government.
 - Refund of Advance paid shall be after finding an alternative applicant for the said booking and such refund is subject to deduction of cancellation charges on total cost of the apartment and the TDS amount paid to Central/State Government.
- Other terms & conditions applicable as per the Booking Application form and Agreement of Sale.
- Prices mentioned above are subject to change without any prior notice.

Costing Structure

Particulars	Price (Excl. GST)	
Basic Price	Rs. 6,299/- per sft	
Car Parking (Marked)	Single	Rs. 3,00,000/-
	Twin	Rs. 4,00,000/-
Facing Premium (East/North)	Rs. 100/- per sft	
Corner Premium	Rs. 100/- per sft	
Floor Rise Premium (6th Floor Onwards)	Rs. 25/- per sft / Floor	
Club House, Electricity, Drainage, DG Back-Up, Infra Development Charges, etc.,	Rs. 3,50,000/-	

Other Payments (At the time of Registration / Handing over whichever is earlier)

Corpus Fund	Rs. 50,000/-
Sinking Fund	Rs. 10,000/-
Maintenance Charges (for First 24 Months in Advance)	Rs. 72/- + GST
Legal & Documentation Charges	Rs. 15,000/- + GST
Municipal Water Charges* (As per actuals)	Rs. 50,000/- (Apprx.)
Refundable Caution Deposit	Rs. 25,000/-
Non-Refundable Caution Deposit	Rs. 10,000/-