

PRICE LIST

Praneeth PRANAV
Xperia

HMDA L.P. No. : 102285

RERA Number : P02200004788

Configuration

BLOCK - A

S.No	Flat Sizes	Type	Facing
1	1019 sft	2BHK	E & W
2	1111 sft		E & W
3	1120 sft		E
4	1300 sft	3BHK	E & W
5	1382 sft		E & W
6	1469 sft		E
7	1501 sft		E

Note : Above mentioned areas are salable areas i.e. incl. of common areas.

Costing Structure

Particulars	Price (Excl. GST)
Basic Price	Rs. 4,599/- per sft
Car Parking (Marked)	Single - 2 BHK
	Twin - 3 BHK
Facing Premium (East/North)	Rs. 3,00,000/-
Corner Premium	Rs. 4,00,000/-
Floor Rise Premium (6th Floor Onwards)	Rs. 100/- per sft
Club House, Electricity, Drainage, DG Back-Up, Infra Development Charges, etc.,	Rs. 100/- per sft
	Rs. 25/- per sft / Floor
	Rs. 3,50,000/-

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

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

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	Upon completion of the Ground Floor Slab of the Concerned flat Tower.	10% + GST
4	Upon completion of 3rd Floor Slab of the Concerned flat Tower.	10% + GST
5	Upon completion of 6th Floor Slab of the Concerned flat Tower.	11% + GST
6	Upon completion of 9th Floor Slab of the Concerned flat Tower.	11% + GST
7	Upon completion of 12th Floor Slab of the Concerned flat Tower.	11% + GST
8	Upon completion of 14th Floor Roof 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 "Venkata Praneeth Developers Pvt. Ltd." Through cheque/DD/Pay-order/Wire transfer only.
 - The original receipt (duly stamped & signed) should be collected by the applicant without fail.
 - The Applicant/s is/are solely responsible for deduction and deposit of TDS @ 1% of the Total Sale Consideration.
 - Agreement of sale will be executed upon receipt of 20% of the Total Sale Consideration.
 - Sale deed will be executed upon receipt of 100% of the Total Sale 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 concerned Flat/Unit 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, the 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 duly signed by both the parties. No verbal commitments will be entertained by the company under any circumstances.
- No modifications/alterations in the standard floor plan shall be entertained/accepted in any circumstances.
- Cancellation charges: Rs.50/- per sft + GST + TDS.
 - Refund shall be paid only after finding an alternative applicant for the said booking and such refund is subject to deduction of cancellation charges as mentioned at point (a).
- Other terms & conditions applicable as per the Application form/Allotment letter and Agreement of Sale.
- Prices mentioned above are subject to change without any prior notice.