

unitech

PALM VILLAS

Uniworld City, Malrojavuram, Chennai.



Price list. Payment plan. (w.e.f. 01/04/2014)

Basic Consideration Price (BCP)	Rs. 4450/- per sq. ft.
Preferential Location Charges (PLC) for Corner Units	Rs. 250/- per sq. ft.
Preferential Location Charges (PLC) for Units facing Park/Green area	Rs. 250/- per sq. ft.
Apart from the Basic Consideration Price following amount is payable by the allottee(s), per sq. ft. of the salable area of the apartment:	
Advance Maintenance*	Rs. 3/- per sq. ft.
Infrastructure Charges	Rs. 50/- per sq. ft.
Interest Free Maintenance Security Deposit (IFMSD)#	Rs. 50/- per sq. ft.
Other Charges:	
Property Assessment Charges	Rs. 25,000/-
Deposit Charges for Connection to Govt Utilities## (Electricity and Water)	Rs. 50,000/-
Club Membership and Registration Charges (CMRC)	Rs. 1,75,000/-

* Advance Maintenance has been calculated at Rs. 3/- sq. ft. of Saleable Area per month for 18 months. This might vary as per the norms decided later.

IFMSD is the contribution towards Corpus Fund.

This might change, as demanded by the concerned competent authority, are payable extra at the time of issuance of final statement of account.

Down payment plan **

Rebate @ 3% on Basic consideration Price for unit under construction
No discount for unit under possession

At the time of registration of application for allotment	10% of BCP
Within 45 days of the date of application	85% of BCP + Infra Charges+ Applicable PLCs + CMRC + Deposit Charges for Connection to Govt. Utilities
On final notice of possession	5% of BCP + IFMSD + Advance Maintenance Charges + Property Assessment Charges + Other Charges*

Construction linked installment plan

At the time of registration of application for allotment	10% of BCP
Within 40 days of the date of application	10% of BCP + 100% of Infra Charges
Within 80 days of the date of application	15% of BCP + 50% of Applicable PLCs
On casting of ground floor roof#	15% of BCP + 50% of Applicable PLCs
On casting of first floor roof	15% of BC + 50% of CMRC
On completion of concrete block work	10% of BCP + 50% of CMRC
On completion of internal plaster	10% of BCP + 100% Deposit Charges for Connection to Govt. Utilities
On completion of internal plumbing	5% of BCP
On completion of flooring (Except final grinding and polishing)	5% of BCP
On final notice of possession	5% of BCP + IFMSD + Advance Maintenance Charges + Property Assessment Charges + Other Charges*

BCP – Basic Consideration Price

IFMSD – Interest Free Maintenance Security Deposit

CMRC – Club Membership and Registration Charges

PLC – Preferential Location Charges

Other charges include Interest Free Maintenance Security Deposit, Property Assessment Charges, Deposit Charges for Connection to Government Utilities, Advance Maintenance Charges, and Infrastructure Charges, and any/all such charges which might become due to Government/Regulatory Authorities. Registration Charges, Government Levies, VAT/Service Tax shall be charged as per actuals.

** The discount offered under the “Down Payment Plan” is at the sole decision and discretion of the Developer, the same may be withdrawn at any time without prior notice. This discount will be offered & valid up to 3 months prior to possession, for the units due for the possession.

This installment and the subsequent installments(s) in the above Installment Plan shall become payable on demand irrespective of the serial order in which they are listed above.

■ The allottee(s) would also be liable to pay holding charges @ Rs. 5/- per sq. ft. of Saleable Area per month if the allottee(s) fails to take possession within 60 days from the date of issuance of the notice of possession.

■ Customers to avail the home loan on the property by the approved banks provided by the company.
