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BIRCH COURT

Uniworld City, Malrojavuram, Chennai.



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

Basic Consideration Price (BCP)	Rs. 2950/- per sq. ft.
Preferential Location Charges (PLC) for Corner Plots	Rs. 100/- per sq. ft.
Preferential Location Charges (PLC) for East Facing Plots	Rs. 100/- per sq. ft.
Preferential Location Charges (PLC) for Plots facing Park/Green area	Rs. 100/- per sq. ft.
Apart from the Basic Consideration Price and PLC following amounts are payable by the Allottee(s) at per sq. ft of the Plot area:	
Internal Development Charges	Rs. 55/-
Infrastructure Charges	Rs. 35/-
IFMSD#	Rs. 15/-
Advanced Maintenance	Rs. 0.75/-
Other Charges:	
Club Membership and Registration Charges	Rs. 1,75,000/- (fixed)
Legal and Documentation Charges	Rs. 25,000/- (fixed)

Payment plan

At the time of registration of application for allotment	10% of BCP
Within 45 days of the date of application	85% of BCP + PLC + Infrastructure Charges + Internal Development Charges + CMRC
On final notice of possession	5% of BCP + IFMSD + Advance Maintenance Charges + Legal and Documentation 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 Deposit 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.

IFMSD is the contribution towards the corpus fund.

- In addition, charges on account of external electrification work as demanded by Competent Authority, is payable extra.
- The maintenance charges @ Rs. 0.75/- per sq.ft. (indicative / approx) per month of area of the plot for a period of one year shall be payable in advance before the possession of the plot is handed over to the Allottee(s). This might vary as per the norms decided later.
- Registration charges, Govt. levies, VAT/Service tax shall be payable by the Allottee(s), charges as per actual.
- In case the possession is not taken within 45 days of offer of the same, watch and ward charges will apply.

Note: The above Prices / Payment Plans are subject to revision / withdrawal at any time without notice and at the sole discretion of the Company.
