

— **unitech** —
The Terraces
 UNIWORLD CITY, CHENNAI



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

(For towers which are completed)

Floors	Ground Floor	First/Second Floor	Third Floor
Saleable Area (sq. ft.)	1374	1374	1374
Basic Consideration Price (BCP)	3800	3950	3700
Premium for Reserved Lawn Area** (Rs. Lac)	6	0	0
Premium for Reserved Terrace Area** (Rs. Lac)	0	0	6
Preferential Location Charges (PLC) for Corner Units	Rs. 100/- per sq. ft.		
Preferential Location Charges (PLC) for Units facing Park/Green area	Rs. 100/- per sq. ft.		
Open Car Parking	Rs. 250,000/- each		
Apart from the Basic Consideration Price following amount is payable by the allottee, 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	Rs. 1,75,000/-		

* Advance Maintenance has been calculated at Rs. 3/- sq. ft. of Saleable Area per month for 24 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.

**Reserved Lawn (Front & Rear) Area and Reserved Terrace Area mentioned above are Limited Common Areas (as per definition given in Tamil Nadu Apartment Ownership Act) and are those common areas and facilities designated in the deed of apartment as reserved for the use of certain apartment or apartments to the exclusion of other apartments. Structure of any kind whatsoever temporary or permanent shall not be erected on any Limited Common Area. Upkeep and maintenance of the aforesaid areas is responsibility of the Apartment owner.

Down payment plan

Rebate @ 5% on Basic Consideration Price - Terms & Condition Apply**

At the time of booking	10% of BCP
Within 45 days of the booking	85% of BCP + 100% Premium for Reserved Lawn Area/ Reserved Terrace Area (whichever applicable) + Parking + Infrastructure Charges + Deposit Charges for Connection to Govt Utilities + PLC + CMRC
On final notice of possession	5% of BCP + Property Assessment Charges + IFMSD + Advance Maintenance + Other Charges as applicable

Time linked installment plan

On booking	10% of BCP
Within 45 days of booking	12.5% of BCP + 50% of PLC + 50% Premium for Reserved Lawn Area/ Terrace Area (whichever applicable)
Within 90 days of booking	15% of BCP + 50% of PLC
Within 120 days of booking	15% of BCP + Deposit Charges for Connection to Govt. Utilities
Within 150 days of booking	12.5% of BCP + 50% of Parking Charges + 100% CMRC
Within 180 days of booking	12.5% of BCP + 50% of Parking Charges + 50% Premium for Reserved Lawn Area/Terrace Area (whichever applicable)
Within 210 days of booking	15% of BCP + Infrastructure Charges
On final notice of possession	7.5% of BCP + Property Assessment Charges + IFMSD + Advance Maintenance + Other Charges as applicable

BCP – Basic Consideration Price

CMRC – Club Membership and Registration Charges

PLC – Preferential Location Charges

IFMSD – Interest free maintenance security deposit

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 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.
- Registration Charges on UDS (Undivided Share of Land), Government Levies, VAT/Service Tax shall be payable by the allottee(s), charged as per actuals.

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