

SURAMYA ABODE

TERMS & CONDITION

1 PAYMENT TERMS & OTHER DETAILS

(a) SCHEDULE AND TERMS OF PAYMENT:

Plan-A

(i) 20% of total amount at the time of booking

(ii) Balance 80% within 45 days of booking

Plan-B

(i) 20% of total amount at the time of booking

(ii) Balance 80% in eight equal monthly installments

(iii) Rate of Plan-B is 12.5% higher than rate of Plan-A

Plan-C

(i) 100% amount at the time of booking

(ii) Rate of Plan-C is 5% lower than rate of Plan-A

(b) Payments in favour of **"SYNTHESIS REALTY"**

(c) Rates are subject to change without prior notice. Entire amount including all additional amounts are payable before possession

2 Additional contribution towards allotment of plot:

(a) ₹. 7,500/- preliminary expenses at the time of booking (non-refundable)

(b) ₹. 30,000/- as a token fee (non-refundable) towards usage of facilities of club subject to rules and regulations for the usage of club to be formulated, and payable at time of booking

(c) ₹. 45,000/- (approx) towards electrical connection up to 5 K.W. capacity for plot from utility company

(d) Stamp duty, registration fees, legal charges, vat and service tax, etc. as applicable at the time of possession

(e) ₹. 50/- per sq. yd. is payable towards common maintenance expenses of 48 months. If this amount is found insufficient during the period of 48 months, additional amount shall be payable as and when demand is raised

(f) Additional amount payable on delayed payment @ 2% per month upto a delay of 3 months. If delay is more than 3 months the booking will be automatically cancelled

3 All possible loan papers will be made available for procuring loan

4 Please refer layout plan for situation, size and nomenclature of the plots

5 Plot area includes pro-rata share of common plots and roads. Net area of plot will be approx 25% less than allotted area

6 Project consultants / developers shall have right to:

- (a) Enhance/reduce the expanse of scheme and add/remove contiguous/non-contiguous parcels of land in the scheme
- (b) Change/revise details of the scheme
- (c) Change/revise/relocate roads, common plots, infrastructure services, club house complex and plots allotted to members
- (d) Amalgamation/division of plots

7 Major/minor variations are likely in the location and area of plots allotted to members. Final payable amount will be on actual measured area at the time of possession

8 Construction works in the allotted plot shall be strictly as per plans approved by the Local Authority