

# SPECIFICATIONS FINISHED FLOORS

pedestal  
@ 70A  
by



<b>Living/Dining</b>	
Wall Finish	Painted in Acrylic Emulsion
Flooring	Vitrified Tiles
<b>Bedrooms</b>	
Wall Finish	Painted in Acrylic Emulsion
Flooring	Vitrified tiles or laminated wooden flooring
<b>Bathrooms</b>	
Flooring	Ceramic tiles
Dado	Select ceramic tiles
Fixtures & fittings	Granite/marble counter, white sanitary ware and contemporary chrome plated fittings
<b>Kitchen</b>	
Flooring	Vitrified tiles
Dado	Ceramic tiles upto 2' above working platform and the rest painted in oil bound distemper
Platform	Granite counter with Single bowl stainless steel sink and drain board
<b>Doors &amp; windows</b>	
Windows	UPVC
Doors	Seasoned hardwood door frames with skin moulded shutters
<b>Facilities</b>	
Electrical	Electrical copper wiring in concealed conduits for all light and power points
Power Back - up	Minimum back-up capabilities: 2BHK - 5 KVA, 3 BHK - 7.5 KVA, 4 BHK - 10 KVA
Air - Conditioning	Split air-conditioners in living/dining area & bedrooms
<b>External Spaces</b>	
	Landscaped green areas
	Barbeque pit/gazebos for social events
	Comfortable seating areas, adequate street lighting and open area lighting
<b>Facade</b>	
	Aesthetically designed external facade made up of a combination of texture paint and stone cladding/GRC Jaali
<b>Club</b>	
	Exquisite recreational club spread over 2 acres with outdoor and kids' pool, jogging tracks, space for outdoor activities, gymnasium, multi-cuisine restaurants, business centre, banquet hall, state- of-the-art theatre, sports facilities for table tennis, badminton, squash, pool/billiards, and a high-end spa.

SIGNATURE

SOLE OR FIRST APPLICANT(S)

SECOND APPLICANT(S)

THIRD APPLICANT(S)

# SPECIFICATIONS

## SEMI-FINISHED STRUCTURE WITH INTERNAL BRICK WORK & PLASTER

pedestal  
@ 70A

by



culture}movement

### Structure

Structure Earthquake Resistant RCC-Framed Structure

### Common Areas

Lift lobby & Staircase Combination of marble & granite in floor.  
Walls in plaster and acrylic emulsion paint.  
MS railing in staircase

Stilt Stone/ Colored Concrete in floor  
Walls in plaster & texture paint / acrylic emulsion  
Ceiling in plaster and acrylic emulsion paint

Driver Toilet Floor and wall in Ceramic tiles, dado upto 7' height  
Flush door finished in enamel paint & laminate from inside.

### External Facade

Aesthetically designed external façade made up of a combination of texture paint and stone cladding / GRC  
Jaali

Balcony railing in glass / MS

### Floor Internal Area

Flooring in internal spaces & balconies Bare concrete slab  
Waterproofing in wet areas  
Ceramic tiles in balconies

Internal walls Internal walls and plaster

Ceiling Bare concrete slab

Door frames & door shutters No internal door frames and door shutters will be provided.

Entrance doors (main entrance) Seasoned Hardwood frame with skin moulded shutter

External doors & windows UPVC

### Services

Electrical PVC conduits will be provided only in the ceiling slabs up to drop points. No light points, fixtures / switches will be provided.

Minimum Power Backup : 2BHK-5KVA; 3BHK-7.5 KVA; 4BHK-10 KVA

Plumbing /Sanitation Vertical stacks for water supply and drainage will be provided in the shafts with connecting points provided in the toilets / kitchen.

Internal distribution of water supply & drainage will be done by the customer according to the internal layouts at his own cost.

### External Spaces

Landscaped green areas  
Barbeque pit / Gazebo for social events  
Comfortable seating areas , adequate street lighting & open area lighting.

### Club

Exquisite recreational club spread over 2 acres with outdoor and kids pool, jogging track, space for outdoor activities, gymnasium, multi cuisine restaurants, business centre, banquet hall, state of the art theatre, sports facilities for table tennis, badminton, squash, pool / billiards and high end spa.

SIGNATURE




SOLE OR FIRST APPLICANT(S)

SECOND APPLICANT(S)

THIRD APPLICANT(S)

# ANNEXURE A PAYMENT PLAN

pedestal  
@ 70A

by



## FINISHED & SEMI-FINISHED INDEPENDENT FLOORS

### ►► CONSTRUCTION LINKED PAYMENT PLAN

Stages	Description	Finished Floors	Semi-Finished Floors
1	On Booking	9 lacs/9 lacs/9 lacs/12 lacs	9 lacs/9 lacs/ 9 lacs/12 lacs
2	Within 45 days from date of Booking	Complete 20% of BSP	Complete 20% of BSP
3	Within 90 days of Booking	10% of BSP + 50 % of DC	10% of BSP + 50 % of DC
4	At the Start of Construction	10% of BSP + 50 % of DC	10% of BSP + 50 % of DC
5	On casting of Ground Floor Roof Slab	10% of BSP + 50 % of PLC	10% of BSP + 50 % of PLC
6	On casting of First Floor Roof Slab	10% of BSP + 50 % of PLC	10% of BSP + 50 % of PLC
7	On casting of Second Floor Roof Slab	10% of BSP + 100% of Club Membership	10% of BSP + 100% of Club Membership
8	On Completion of brick work	10% of BSP + 100% of Covered (Stilt) Car Park Charges	10% of BSP+ 100 % of Covered (Stilt) Car Park Charges
9	30 days from stage 8 or On Start of Internal Flooring whichever is later	7.5% of BSP	7.5% of BSP
10	On Start of External Plastering	7.5% of BSP	7.5% of BSP
11	On offer of Possession	5% of BSP + 100% of (IFMS + PBIC) + Registration Charges(Stamp duty + Conveyance deed charges + Administration charges)+ All other applicable charges	5% of BSP + 100% of (IFMS + PBIC) + Registration Charges (Stamp duty + Conveyance deed charges + Administration charges)+ All other applicable charges

### ►► DOWN PAYMENT PLAN (AS APPLICABLE)

Stages	Description	Payment
1	On Booking	9 lacs/9 lacs/ 9 lacs/12 lacs
2	Within 45 days from date of booking	Complete 90 % of BSP + 100% of (PLC+ Club Membership + DC+ Covered(Stilt) Car Park Charges)
3	On offer of Possession	10% of BSP + 100% of (IFMS + PBIC) +Registration Charges(Stamp duty + Conveyance deed charges +Administration charges)+ All other applicable charges

### ►► SUBVENTION PAYMENT PLAN

Stages	Description	Client's Contribution	Bank's Contribution
1	At the time of Booking	9 lacs/9 lacs/9 lacs/12 lacs	
2	Within 45 Days of Booking	15 % COP	
3	Start of Construction		35% of COP
4	On casting of Second Floor Roof Slab		35% of COP
5	Completion of External Plaster		10% of COP
6	Offer of Possession	5 % of COP 100% of (Club Membership Charges+PBIC+ IFMS) + Registration Charges (Stamp duty + Conveyance deed charges +Administration charges)+ All other applicable charges	

\*Cost of Property (COP) Includes Basic Sales Price + Development Charges + Covered (Stilt) Car Park Charges + PLC (if applicable).

Timely Payment Rebate (TPR): shall be applicable 5% of Basic Sale Price except First Installment subject to timely payment.

Timely Payment Rebate is applicable for Construction linked Payment Plan only.

No Grace period to avail TPR.

#### Note:

1. PLC - 18 mtr. road and above - 10%, 15 mtr, to 17mtr, - 5%, two side open - 10%, park facing - 15% of BSP and corner - 10%. Max PLC capped at 30% of BSP.
2. Club Membership - Rs. 2,00,000/- per family
3. PBIC - Rs. 20,000/- KVA
4. Covered (stilt) car parking charges- Rs. 300,000/- per car parking bay
5. IFMS - Rs 50/- per Sqft.
6. The subvention Scheme will be available from Bank till 30<sup>th</sup> Sept 2013, and could be extended at the sole discretion of BPTP Limited.
7. Under subvention scheme, Interest on Bank loan till Offer of Possession will be borne by the BPTP Limited.
8. Subvention scheme available through HDFC & India Bulls.
9. Service tax is payable extra by the customer as applicable.

SIGNATURE

SOLE OR FIRST APPLICANT(S)

SECOND APPLICANT(S)

THIRD APPLICANT(S)

# ANNEXURE B1 PRICE LIST

pedestal  
@ 70A  
by



## SEMI-FINISHED STRUCTURE WITH INTERNAL BRICK WORK & PLASTER

### The Cost of Property shall include the following:

- Basic Sales Price
- Development Charges
- Covered (Stilt) Car Park Charges
- PLC (if applicable)

### A. BASIC SALE PRICE

Area (sq. yds.)	Floor	Saleable Area (sq. ft.)	Terrace Area (sq. ft.)	Total Saleable Area (sq. ft.)	BSP
182	FF	1,080		1,080	7,630,810
	SF	1,080		1,080	7,630,810
	TF	1,080	517	1,597	8,546,099
260	FF	1,430		1,430	10,363,687
	SF	1,400		1,400	10,139,974
	TF	1,400	807	2,207	11,141,763
374	FF	1,857		1,857	14,097,874
	SF	1,823		1,823	13,834,262
	TF	1,823	1,055	2,878	15,516,703

### B. DEVELOPMENT CHARGES ("DC").

Area (sq. yds.)	Floor	Saleable Area (sq. ft.)	Terrace Area (sq. ft.)	Total Saleable Area (sq. ft.)	DC
182	FF	1,080		1,080	348,773
	SF	1,080		1,080	348,773
	TF	1,080	517	1,597	348,773
260	FF	1,430		1,430	498,247
	SF	1,400		1,400	498,247
	TF	1,400	807	2,207	498,247
374	FF	1,857		1,857	716,709
	SF	1,823		1,823	716,709
	TF	1,823	1,055	2,878	716,709

### C. CAR PARKING ALLOCATION CHARGES ("CPC").

Covered (Stilt) Car Parking @ Rs. 300000/- per car parking bay

### D. PREFERENTIAL LOCATION CHARGE ("PLC"), AS PER THE TABLE BELOW. THE TOTAL PLC FOR A UNIT SHALL NOT EXCEED 30% OF BSP.

#### Preferential Location Charges (PLC's) on BSP

18 Mtr Road and above	10%
15 Mtr to 17 Mtr.	5%
Two Side Open	10%
Park Facing	15%
Corner	10%

### Following Charges to be paid in addition to the aforesaid cost of property:

- Club member Charges ("CMC") Rs. 200000/- per Family.
- Interest Free Maintenance Security Deposit ("IFMS") @ Rs. 50/- per sqft to be calculated on Super Built-up Area.
- Power back up installation Charges ("PBIC") @ RS. 20000/- per KVA.
- Electricity connection charges ("ECC") shall be charged extra and will be communicated at the time of offer of possession.
- Electrification Charges ("EC") shall be charged extra and will be communicated at the time of offer of possession
- Water connection charges, sewer connection charge and road cutting charges are collectively called as Utility Connection Charges ("UCC") and shall be communicated at the time of offer of possession.
- Cost of construction of Sewerage Treatment Plant shall be charged extra and will be communicated at the time of offer of possession.
- Any other charge (s) which the Company / Maintenance Service Provider may demand for providing any additional service/ amenity/ facility etc. or for up gradation of any existing service/ amenity/ facility etc.

SIGNATURE

SOLE OR FIRST APPLICANT(S)

SECOND APPLICANT(S)

THIRD APPLICANT(S)

# ANNEXURE B2 PRICE LIST

pedestal  
@ 70A  
by



## FINISHED FLOORS

### The Cost of Property shall include the following:

- Basic Sales Price
- Development Charges
- Covered (Stilt) Car Park Charges
- PLC (if applicable)

### A. BASIC SALE PRICE

Area (sq. yds.)	Floor	Saleable Area (sq. ft.)	Terrace Area (sq. ft.)	Total Saleable Area (sq. ft.)	BSP
182	FF	1,080		1,080	8,500,000
	SF	1,080		1,080	8,463,494
	TF	1,080	517	1,597	9,708,644
260	FF	1,430		1,430	11,351,757
	SF	1,400		1,400	11,051,757
	TF	1,400	807	2,207	12,259,463
374	FF	1,857		1,857	15,158,606
	SF	1,823		1,823	14,858,606
	TF	1,823	1,055	2,878	16,217,689

### B. DEVELOPMENT CHARGES ("DC").

Area (sq. yds.)	Floor	Saleable Area (sq. ft.)	Terrace Area (sq. ft.)	Total Saleable Area (sq. ft.)	DC
182	FF	1,080		1,080	348,773
	SF	1,080		1,080	348,773
	TF	1,080	517	1,597	348,773
260	FF	1,430		1,430	498,247
	SF	1,400		1,400	498,247
	TF	1,400	807	2,207	498,247
374	FF	1,857		1,857	716,709
	SF	1,823		1,823	716,709
	TF	1,823	1,055	2,878	716,709

### C. CAR PARKING ALLOCATION CHARGES ("CPC").

Covered (Stilt) Car Parking @ Rs. 300000/- per car parking bay

### D. PREFERENTIAL LOCATION CHARGE ("PLC"), AS PER THE TABLE BELOW. THE TOTAL PLC FOR A UNIT SHALL NOT EXCEED 30% OF BSP.

#### Preferential Location Charges (PLC's) on BSP

18 Mtr Road and above	10%
15 Mtr to 17 Mtr.	5%
Two Side Open	10%
Park Facing	15%
Corner	10%

### Following Charges to be paid in addition to the aforesaid cost of property:

- Club member Charges ("CMC") Rs. 200000/- per Family.
- Interest Free Maintenance Security Deposit ("IFMS") @ Rs. 50/- per sqft to be calculated on Super Built-up Area.
- Power back up installation Charges ("PBIC") @ RS. 20000/- per KVA.
- Electricity connection charges ("ECC") shall be charged extra and will be communicated at the time of offer of possession.
- Electrification Charges ("EC") shall be charged extra and will be communicated at the time of offer of possession
- Water connection charges, sewer connection charge and road cutting charges are collectively called as Utility Connection Charges ("UCC") and shall be communicated at the time of offer of possession.
- Cost of construction of Sewerage Treatment Plant shall be charged extra and will be communicated at the time of offer of possession.
- Any other charge (s) which the Company / Maintenance Service Provider may demand for providing any additional service/ amenity/ facility etc. or for up gradation of any existing service/ amenity/ facility etc.

SIGNATURE

SOLE OR FIRST APPLICANT(S)

SECOND APPLICANT(S)

THIRD APPLICANT(S)