

### HAPPY TRAILS PRICELIST UPRERAPRJ15574

| Apartment Type               | 2BHK+S                     | 2BHK+S                     | 3BHK+S                | 3BHK+S                     | 3BHK+S                     |
|------------------------------|----------------------------|----------------------------|-----------------------|----------------------------|----------------------------|
| Apartment Size(sqft)         | 1165                       | 1165                       | 1385                  | 1385                       | 1625                       |
| Apartment Carpet Area (sqft) | 720                        | 720                        | 930                   | 930                        | 1010                       |
| Locational Understanding     | External Green/Road Facing | Club/Internal Green Facing | External Green Facing | Club/Internal Green Facing | Club/Internal Green Facing |
| BSP (in psf)                 | 3800                       | 3900                       | 3800                  | 3900                       | 4000                       |
| BSP (in INR)                 | 4427000                    | 4543500                    | 5263000               | 5401500                    | 6500000                    |
| 1 Car Parking                | 300000                     | 300000                     | 300000                | 300000                     | 300000                     |
| Electric Meter Charges       | 25000                      | 25000                      | 25000                 | 25000                      | 25000                      |
| Lease Rent @INR 50/- psf     | 58250                      | 58250                      | 69250                 | 69250                      | 81250                      |
| Power Backup                 | 100000                     | 100000                     | 100000                | 100000                     | 100000                     |
| <b>TOTAL PRICE</b>           | <b>49,10,250</b>           | <b>50,26,750</b>           | <b>57,57,250</b>      | <b>58,95,750</b>           | <b>70,06,250</b>           |

### CONSTRUCTION LINKED PAYMENT PLAN

| STAGE   | PAYMENT PERCENTAGE |
|---|--------------------|
| On Booking                                    | 10%                |
| On or within 30 Days of Booking               | 10%                |
| On or within 90 Days of Booking               | 10%                |
| On completion of 1st Floor roof slab          | 10%                |
| On completion of 7th Floor roof slab          | 10%                |
| On completion of 12th Floor roof slab         | 10%                |
| On completion of 18th Floor roof slab         | 10%                |
| On completion of 24th Floor roof slab         | 10%                |
| On completion of Top Floor roof slab          | 10%                |
| On completion of internal plaster & brickwork | 5%                 |
| On offer of possession                        | 5%                 |

#### NOTES :

- GST shall be payable additional as applicable
- The Above Price List excludes Stamp duty, Registration charges and any other taxes. Registration will be done at the prevailing rates.
- Floor PLC shall be payable as applicable
- Cheque has to be drawn in favor of **"SHRIDHARA INFRATECH PVT LTD Collection A/c"**.
- TDS 1% shall be applicable on Total Sale price exceeding INR 50,00,000 as per Income Tax Act Section 194-IA.
- Running maintenance charges shall be payable on possession
- Payment for IGL (Piped Natural Gas) will be payable on demand as applicable.
- IFMS @ Rs. 50,000 shall be charged additionally at possession