

# Schedule of Payments

## PRICES

Basic Sale Price	As Applicable
External Development Charges (EDC)	Rs. 337/- per sq. ft.
Infrastructure Development Charges (IDC)	Rs. 34/- per sq. ft.
Down Payment Rebate	As Applicable
Preferential Location Charges (PLC)	As Applicable(See note 5)
Parking Covered - Mandatory	Rs. 2,75,000/- each
Parking Open - Optional	Rs. 1,50,000/- each
Club Membership - Mandatory	Rs. 1,00,000/-

## DOWN PAYMENT PLAN with 12% rebate on 95% of Basic Price

On Booking	Rs. 5 Lakhs
Within 45 days of Booking	95% of Sale Price less Booking Amount + 95% of PLC if Applicable +100% of EDC, IDC & Cost of Parking Slot(s) + 100% of Club Membership Charges +100% of Fire Fighting Charges + 100% of Power Back-up Charges
On Intimation for Possession	5% of Sale Price + 5% of PLC if Applicable + IFMS (See note 2) + Stamp Duty & Registration Charges (See note 3) + Govt. levies and charges (if any)

## CONSTRUCTION LINKED PAYMENT PLAN

### Linked Stages

On Booking
With in 45 Days of Booking
Within 120 Days of Booking
On Start of Construction
On Completion of Ground Floor Roof Slab
On Completion of 3rd Floor Roof Slab
On Completion of 5th Floor Roof Slab
On Completion of 8th Floor Roof Slab
On Completion of 11th Floor Roof Slab
On Completion of 14th Floor Roof Slab
On Completion of External Plaster
On Completion of Internal Flooring and Wall Painting
On Intimation for Possession

### Payment

10% of Basic Sale Price
10% of Basic Sale Price
10% of Basic Sale Price + 50% of EDC & IDC + 50% of Fire Fighting Charges
10% of Basic Sale Price + 50% of Club Membership charges
10% of Basic Sale Price + 50% of EDC & IDC + 50% of Fire Fighting Charges
7.5% of Basic Sale Price + 50% of PLC if Applicable
7.5% of Basic Sale Price + 50% of Cost of Parking Slot
5% of Basic Sale Price + 50% of Cost of Parking Slot
5% of Basic Sale Price + 50% of Club Membership Charges
5% of Basic Sale Price + 50% of PLC if Applicable
10% of Basic Sale Price + 100% of Power Back-up Charges (See note 2)
5% of Basic Sale Price
5% of Basic Sale Price + IFMS (See note 2) + Stamp Duty & Registration Charges (See note 3) + Govt. levies and charges (if any)

### Note:

- In Down Payment Plan, Sale Price shall be calculated taking 12% rebate on 95% of the Basic Sale Price, which is subject to change without notice.
- Interest Free Maintenance Security (IFMS) - 50/-per sq. ft., Fire Fighting Charges - 30/-per sq. ft. Power Back-up Charges (up to3KVA) - 75000/-, Additional Power Back-up Charges per KVA - 25000/-.
- Stamp Duty/Registration Charges shall be payable along with the last instalment based on the then prevailing rates.
- Mandatory Car Parking - 1 Covered for 2+1 BHK, 1 Covered for 3 BHK, 1 Covered and 1 Open for 3+1 BHK, 4+1 BHK and Penthouse.
- PLCs - Corner - Rs. 50/- per sq. ft., Green Facing - Rs. 50/- per sq. ft., Main Road Facing - Rs. 100/- per sq. ft. Club & Swimming pool Facing - Rs. 50/-per sq. ft., Ground Floor - Rs. 100/- per sq. ft, First Floor - Rs. 75/- per sq. ft, Second & Third Floor - Rs. 50/- per sq.ft, and Penthouse - Rs. 100/- per sq. ft.,
- Prices subject to revision at the sole discretion of the Company.
- Service tax as applicable would be payable by customer as per demand.
- Cheque should be made in favour of "Lotus Realtech Pvt. Ltd".