

PAYMENT STRUCTURE

Type	Carpet Area	Balcony Area	Total Carpet Area with Balcony	Saleable Area	Price of the Unit
	Sq.Ft.	Sq.Ft.	Sq.Ft.	Sq.Ft.	Rs.
A	1689	95	1784	2500	7700000
B	1361	97	1458	2035	6305000
C	1331	62	1393	1935	5424500
D	974	50	1024	1415	4020500
E	894	89	983	1360	3872000
F	837	66	903	1255	3588500
G	756	88	844	1175	3372500
H	767	42	809	1130	3251000
I	681	41	722	1010	2927000

Note : Price of the unit includes right to use for 1 no. covered reserved car parking space in Basement / Stilt.

Other Charges :

- A) Complex Club Development Charge - Per Unit : Rs.100000/-
- B) 2 Years Advance Maintenance Charge (AMC) : Applicable as per type of the flat mentioned below
- C) Interest Free Security for Facility Management (IFSFM) : Applicable as per type of the flat mentioned below

	Type	A	B	C	D	E	F	G	H	I
AMC	Rs.	100000	81400	77400	56600	54400	50200	47000	45200	40400
IFSFM	Rs.	50000	40700	38700	28300	27200	25100	23500	22600	20200

D) Preferential Location Charges (For all Flats in 2nd & 3rd Floor) : Rs.75000/-

E) Additional Preferential Location Charges for Specific Towers (For all Flats & Villa Apartments in T1,T20,T21 & T28) : Rs.75000/-

Note :-

- Cheques/Pay Orders/Bank Draft to be issued in favour of as mentioned below :-
"SJ Developers & Housing Pvt.Ltd. (Royal Habitat) - RERA ACCOUNT" payable at Bhubaneswar only.
- NON CTS CHEQUES & OUT STATION CHEQUES SHALL NOT BE ACCEPTED.
- No Payments to be made by Cash.
- Possession : 36 months from start of construction of the respective phases with a grace period of 6 months.
- Price is subject to change without any prior notice, at sole discretion of the company. Price prevailing on the date of booking shall be applicable.
- Saleable Area includes proportionate share of service and common areas as detailed in the Application Form and the Buyer Agreement.
- All building plans, layouts, specifications are subject to change/modification or revision as decided by the Company/Architect or any other competent authority.
- GST, VAT, Labour Cess & other taxes, Cess, Levies as applicable shall be charged extra.
- The terms and condition of sale stated herein are only indicative and are subject to the detailed terms and conditions in the Application Form and Buyer's Agreement.

PAYMENT PLAN

Installment Payment Scheme

- On Booking : 10% of price of the unit
- On Execution & Registration of Agreement for Sale or Within 60 days from the date of booking (whichever is earlier) : 20% of price of the unit
- On Casting of Foundation/ Basement Slab : 10% of price of the unit
- On Casting of Ground Floor : 10% of price of the unit
- On Casting of 2nd Floor : 10% of price of the unit
- On Casting of 4th Floor / Top Floor : 10% of price of the unit
- On Brick Work : 7.5 % of price of the unit
- On Internal Plastering : 7.5 % of price of the unit
- On Flooring : 5 % of price of the unit
- On External Plastering : 5 % of price of the unit
- At the time of Possession : 5% of price of the unit+PLC (if any) +Club+AMC+IFMS+Stamp Duty & any other charges as described in the Provisional Letter/Flat Buyer's Agreement / Application Form.

Note : The above installment shall become due as and when the stage of construction is achieved irrespective of the order in which it appears above.

Note:

- 1 Registration Expenses, Stamp Duty, Court Fee and Legal Charges etc. shall be payable extra as applicable.
- 2 Legal Charges is cost incurred towards lawyer fees, documentation charges and other incidental expenses for execution of your apartment Sale/ Conenyance deed.
- 3 Any extra works executed in the flat shall be charged separately.
- 4 Shall be required to pay requisites charges as fixed by the company for supply and provision by CESU of 33 KV electric line including security deposit and costs of installation of ESS, metering, transformers, cabling, brakers, panels etc. The allottee(s) will also have to apply to the CESU individually for obtaining individual electric conection for supply of power and the meter for their respective units. The Allottee(s) shall also be required to pay the applicable security deposit, and other costs and charges for individual electric connection, for the same to CESU, which will be intimated later.
- 5 Any future charges, cess or levies by BDA or any other competent government authority, shall be charged extra as per actuals.
- 6 Company shall make provision for common area power back-up for lighting alongwith one lift in each building.The recurring monthly costs shall be borne by the Allottee on Carpet Area basis or as per actual units consumed on the unit rates as decided by the Maintenance Agency/Company from time to time.
- 7 The Complex Maintenance & Facilities Management services shall be organized by a subsidiary of S J Developers & Housing Pvt. Ltd. or any other nominated agency.
- 8 2 years Advance Maintenance Charges (AMC) shall be used to provide Complex Maintenance & Facility Management services viz Campus Security, Common Area House Keeping & Garbage Disposal, Horticulture, Maintenance of Lifts, Generators, Water Pumps & Filtration Units, EPABX system and other common area electro mechanical equipments , Services of an Electrician, Plumber & Estate Manager for the Maintenance of the Complex. The 2 years AMC has been fixed in context of the prices prevailing as on March 2018 and may be changed depending upon variation in the prices prevailing at the time of possession. The Proportionate share of expenses on account of common area electricity consumption, Generator Power Back, Building Insurance (individual flat plus common areas) shall be charged extra or as per actuals units consumed or on carpet area basis as decided by the company. The Advance Maintenance charges (AMC) shall be levied from the date of deemed possession or as decided by the company.
- 9 Interest free security for Facilities Management (IFSFM) is a security deposit which shall be used in case of default/arrears in the payments towards Maintenance Charges. This shall be refunded after deduction of any arrears, unpaid dues etc, if any, to the individual flat allottees in the event SJ Developers or its nominee maintenance agency/company cease to organize the services of facilities management & Maintenance.
- 10 The Comlex Club Development Charges is only towards provision of fittings, furnitures, furnishings, interiors, equipments etc. in the Complex Club. The club shall be exclusively for the use of residents only. Residents shall be expected to pay a nominal charges towards the use of club facilities and swimming pool.
- 11 The Company may at its sole discretion, permit assignment of an allotment only after receipt of minimum 30% of Price of flat along with any other dues/outstandings/interest on delayed payments etc., and payment of Administrative Charges of Rs.75,000/- or any other fee as decided by the company from time to time.