

**PAYMENT STRUCTURE**

(A) Price of Flat includes right of use for 1 No. Car Parking Space in Open / Basement/ Stilt and also it includes development cost of all common areas & facilities.

Type	Accommodation	Carpet Area	Balcony Area	Total Carpet Area with Balcony	SBU Area	Price of the Flat
		Sq.Ft.	Sq.Ft.	Sq.Ft.	Sq.Ft.	Rs.
A	Villa Penth House	1689	95	1784	2500	<b>15761056</b>
B	Villa	1361	97	1458	2035	<b>12907991</b>
C	4 BR + 4 T	1331	62	1393	1935	<b>11326929</b>
D	3 BR + 3 T	974	50	1024	1415	<b>8396406</b>
E	3 BR + 2 T	894	89	983	1360	<b>8086446</b>
F	3 BR + 2 T	837	66	903	1255	<b>7494706</b>
G	2 BR + 2T	756	88	844	1175	<b>7043856</b>
H	2 BR + 2 T + STUDY	767	42	809	1130	<b>6790253</b>
I	2 BR + 2T	681	41	722	1010	<b>6113979</b>

Breakup of the price of the flat (A) as follows :-

I) Price Including right of use for 1 No. Car Parking Space in Open / Basement/ Stilt

	A	B	C	D	E	F	G	H	I	
	15300000	12510000	10942500	8082500	7780000	7202500	6762500	6515000	5855000	

II ) Complex Club Development Charge - Per Flat

**Rs.100000/-**

III ) 33KV/11KV HT Electric Supply Line Charges (Estimated)

	A	B	C	D	E	F	G	H	I	
	339056	275991	262429	191906	184446	170206	159356	153253	136979	

IV ) Legal Charges

**: Rs. 12000**

V ) Service Charges for arranging Electric Connection & Incidental Expenses

**: Rs. 10000**

(B) Preferential Location Charges

For all Flats in 2nd & 3rd Floor

**: Rs.75000/-**

Additional Preferential Location Charges for Specific Towers (For all Flats & Villa Apartments in T1,T20,T21 & T28)

**: Rs.75000/-**

(C) GST will be charged extra as applicable.

**Total Price of the Flat = ( A + B + C )**

**Maintenance Charges**

	Type	A	B	C	D	E	F	G	H	I
(a)	AMC (2 Years Advance Maintenance Charge )									
	Rs.	150000	122100	116100	84900	81600	75300	70500	67800	60600
(b)	IFFSM ( Interest Free Security for Facility Management )									
	Rs.	75000	61050	58050	42450	40800	37650	35250	33900	30300
(c)	Sinking/Capital Equipment Replacement Fund									
	Rs.	7500	6105	5805	4245	4080	3765	3525	3390	3030
(d)	Advance Common Area Electricity Charges for 24 months.									
	Rs.	16800	16800	16800	16800	16800	16800	16800	16800	16800

(e) GST will be charged extra as applicable.

**(D) Total Maintenance Charges = a+ b + c + d + e**

**Other GOVT Charges**

Stamp Duty, Registration Fee, Other Govt. Charges, Electric Meter Connection, Meter Testing Charges shall be payable extra as applicable.

**Note :-**

- Cheques/Pay Orders/Bank Draft to be issued in favour of as mentioned below :-  
"SJ Developers & Housing Pvt.Ltd. (Royal Habitat ) - Collection Escrow Account "payable at Bhubaneswar only.
- NON CTS CHEQUES & OUT STATION CHEQUES SHALL NOT BE ACCEPTED.
- No Payments to be made by Cash.
- Possession : On or Before February 2025
- 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.
- Super Built Up 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, 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 Flat inclusive of GST
- On Execution & Registration of Agreement for Sale or Within 60 days from the date of booking (whichever is earlier) : 20% of Price of the Flat inclusive of GST
- On Casting of Foundation/ Basement Slab : 10% of Price of the Flat inclusive of GST
- On Casting of Ground Floor : 10% of Price of the Flat inclusive of GST
- On Casting of 2nd Floor : 10% of Price of the Flat inclusive of GST
- On Casting of 4th Floor / Top Floor : 10% of Price of the Flat inclusive of GST
- On Brick Work : 7.5 % of Price of the Flat inclusive of GST
- On Internal Plastering : 7.5 % of Price of the Flat inclusive of GST
- On Flooring : 5 % of Price of the Flat inclusive of GST
- On External Plastering : 5 % of Price of the Flat inclusive of GST
- On Possession : 5 % of Price of the Flat inclusive of GST & PLC

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.

**Total Maintenance Charges  
( AMC, IFSFM, Sinking Fund, Advance Common Area Electricity Charges )****At the time of Possession****Note:**

- 1 Registration Charges, Stamp Duty, Court Fee shall be payable extra as applicable.
- 2 Legal Charge is a 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 **33KV/11KV HT Electric Supply Line Charges:-** Supply and provision by TPCODL of 33 KV/11KV electric line includes security deposit and costs of installation of ESS, metering, transformers, cabling, brakers, panels etc. The allottee(s) will also have to apply to the TPCODL individually for obtaining individual electric connection for supply of power and the meter for their respective Flats. 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 TPCODL, 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 Flats consumed on the Flat 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.  
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 Flats, EPABX system and other common area electro mechanical equipments , Services of an Electrician, Plumber & Estate Manager for the Maintenance of the Complex. 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 Flats consumed or on carpet area basis as decided by the company. The Advance Maintenance charges (AMC) shall be levied extra from the date of deemed possession or as decided by the company & there will be a separate Maintenance agreement executed with the customer.
- 8 Interest free security for Facilities Management (IFSFM) is a security Fee to be deposited by the Customer separately 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.
- 9 The Complex 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.
- 10 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 /
- 11 outstandings/ interest on delayed payments etc., and payment of Administrative Charges @ Rs. 50/- per sft or any other fee as decided by the company from time to time.