

## PRICE LIST

### Ground Floor

m.e.f. 31.01.2020

#### Installment Payment Price

Unit No.	Carpet Area (as per RERA*) (1 Sqm. = 10.764 Sft.)		Super Built-up Area (1 Sqm. = 10.764 Sft.)		Price of Unit	Unit No.	Carpet Area (as per RERA*) (1 Sqm. = 10.764 Sft.)		Super Built-up Area (1 Sqm. = 10.764 Sft.)		Price of Unit
	Sq. mtr.	Sft.	Sq. mtr.	Sq. ft.	(Rs.)		Sq. mtr.	Sft.	Sq. mtr.	Sq. ft.	(Rs.)
001A&B	41.12	442.47	77.09	829	14,922,000	017	45.82	492.98	85.89	924	11,088,000
002A&B	39.40	423.91	73.88	795	12,720,000	018	38.46	413.85	72.12	776	9,312,000
003A&B	39.40	423.91	73.88	795	12,720,000	019	<b>Corridor Space (Cut out Above)</b>				
004A&B	39.40	423.91	73.88	795	12,720,000	020A	29.53	317.78	55.14	593	7,116,000
005A&B	39.40	423.91	73.88	795	12,720,000	020B	<b>Corridor Space</b>				
006A&B	39.40	423.91	73.88	795	12,720,000	021	<b>Toilet</b>				
007A	29.60	318.45	55.60	598	9,568,000	022	43.65	469.66	81.71	879	14,064,000
007B	11.04	118.78	21.03	226	3,842,000	023	43.65	469.66	81.71	879	14,064,000
007C	14.34	154.30	27.16	292	4,964,000	024	43.65	469.66	81.71	879	14,064,000
007D	17.56	188.92	32.94	354	6,018,000	025	43.65	469.66	81.71	879	14,064,000
008	28.72	309.04	53.85	579	6,948,000	026	43.65	469.66	81.71	879	14,064,000
009	<b>Corridor Space (Cut out Above)</b>					027	43.65	469.66	81.71	879	14,064,000
010	38.35	412.62	71.70	771	9,252,000	028A	59.70	642.37	111.65	1201	19,216,000
011	36.84	396.37	69.09	743	8,916,000	028B	43.21	464.96	81.05	872	13,952,000
012	45.65	491.17	85.56	920	11,040,000	029	39.40	423.91	73.88	795	12,720,000
013	45.65	491.17	85.56	920	11,040,000	030	41.12	442.47	77.09	829	14,922,000
014	57.52	618.92	107.49	1156	13,872,000	034	<b>Entrance (Cut out Above)</b>				
015	45.65	491.17	85.56	920	11,040,000	035	<b>Entrance (Cut out Above)</b>				
016	45.65	491.17	85.56	920	11,040,000						

\* RERA - Real Estate Regulatory Act

- Note : i) Price of Unit includes right of use for 1 No. Car Parking Space in Basement.  
 ii) A Provisional discount of 4% on the Price of the Unit shall be given on account of expected input credit benefit of GST from its supply chain.

Power Backup Installation Charges	Rs. 20,000/KVA
Legal Charges	Rs. 15,000/-
33 KV HT Grid Line Connection Charges	Rs. 90,000/- per Unit

#### Additional Charges & Deposits (Payable at Offer of Possession) :

	Ground/First/Second/Third Floor	Fourth/Fifth/ Sixth Floor
	Rate per Sq.ft. on Carpet Area	Rate per Sq.ft. on Carpet Area
Advance Maintenance Charges (AMC) for 24 months*	Rs. 267/ Sft	Rs. 223/ Sft
Advance Common Area Electricity Charges for 24 months*	To be fixed and demanded at the time of Possession	
Interest Free Maintenance Security Deposit (IFMSD)	Rs. 100/ Sft	Rs. 100/ Sft
Contribution towards Capital Equipment Repair & Replacement Fund	Rs. 11/Sft	Rs. 9/ Sft

\* Estimated charges based on current pricing. Cost shall be determined on actual basis upon start of services and reconciled every quarter.

Contd.



PROJECT BY



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# ROYAL ARCADE

## PAYMENT PLAN

### Installment Payment Scheme

#### *Payment Terms :*

On Booking	10% of Total Price of Unit
On Execution & Registration of Commercial Unit Agreement for Sale or Within 60 days from the date of booking whichever is earlier	40% of Total Price of Unit
On Casting of Top Floor Slab	30% of Total Price of Unit
On Completion of Brick Work of the given Unit	5% of Total Price of Unit
On Completion of Internal Plaster of the given Unit	5% of Total Price of Unit
On Completion of External Plaster	5% of Total Price of Unit
At the time of Possession	5% of Total Price of Unit + Advance Maintenance Charges (AMC) for 24 months + Advance Common Area Electricity Charges for 24 months + Interest Free Maintenance Security Deposit (IFMSD) + Contribution towards Capital Equipment Repair & Replacement Fund + Stamp Duty & any other charges as described in the Commercial Unit Agreement for Sale / Application Form.

#### *Note :*

- *The above installments shall become due as and when the stage of construction is achieved irrespective of the order in which it appears above.*

### **Brief Terms & Conditions**

1. All payments must be made by Cheques/ Pay Order/ Demand Draft only in favour of :  
**“AHPL ROYAL ARCADE MASTER RERA ESCROW A/C”** payable at Bhubaneswar only. **Outstation cheques shall not be accepted. Cash payment is not accepted.**
2. The Developer shall execute an “Commercial Unit Agreement for Sale” upon receipt of 10% of Total Price of Unit. This Agreement must be registered as mandated under RERA. Stamp Duty, Registration charges, and legal charges will have to be borne by Allottee.
3. **Total Price of Unit** includes Price of Unit, Power Backup Installation Charges, Legal Charges, 33 KV HT Grid Line Connection Charges.
4. The Developer reserves the right to revise the price from time to time without giving any prior notice. Price prevailing on the date of booking acceptance shall be applicable.
5. Possession : As mentioned in the Commercial Unit Agreement for Sale.
6. The area of unit being allotted is on carpet area basis as stipulated under RERA. However, as the project is an ongoing project in which large number of units have been booked/allotted/sold on super built-up area basis prior to commencement of RERA, but have same carpet area as remaining unsold unit. Therefore, for the purpose of information of the allottee Super Built-up Area has been mentioned.
7. GST as applicable would be payable by customer as per payment demand. All taxes, Cess, levies as levied by Govt. in present or future shall be payable as demanded.
8. The above installments shall become due as and when the construction stage is achieved in the respective unit or the tower as applicable irrespective in the order in which it appears above.
9. Stamp Duty/ Registration Charges for execution & registration of the Sale /Conveyance Deed shall be payable along with the last installment based on the prevailing rates at that time. The Legal Charges stated above is towards Advocate Fee and Documentation Charges.
10. The terms and condition of sale stated herein are only indicative and are subject to detailed terms and conditions in the Commercial Unit Agreement for Sale.
11. Any / All price list issued prior to 01-08-2017 stand revoked and invalid henceforth.