

BEST GOLDEN DEVELOPERS PVT. LTD.
**GOLDEN GRAND
Price List - February 2012**

1	Type of Flat	2 BHK	2.5 BHK	2.5 BHK	2.5 BHK	3 BHK	3 BHK	3 BHK
2	Super Built Area	1400	1535	1540	1570	1825	1840	1855
3	Rate per sqft.	Rs. 4,000	Rs. 4,000	Rs. 4,000	Rs. 4,000	Rs. 4,000	Rs. 4,000	Rs. 4,000
(i)	Land Cost @ Rs.4000 psft - Rs. 1950 psft	Rs. 2,870,000	Rs. 3,146,750	Rs. 3,157,000	Rs. 3,218,500	Rs. 3,741,250	Rs. 3,772,000	Rs. 3,802,750
(ii)	Construction Cost @ 1950/sft	Rs. 2,730,000	Rs. 2,993,250	Rs. 3,003,000	Rs. 3,061,500	Rs. 3,558,750	Rs. 3,588,000	Rs. 3,617,250
4	Total	Rs. 5,600,000	Rs. 6,140,000	Rs. 6,160,000	Rs. 6,280,000	Rs. 7,300,000	Rs. 7,360,000	Rs. 7,420,000
5	Car Park	Rs. 250,000	Rs. 250,000	Rs. 250,000	Rs. 250,000	Rs. 250,000	Rs. 250,000	Rs. 250,000
6	VAT @ 4% (Construction cost + Car parking)	Rs. 119,200	Rs. 129,730	Rs. 130,120	Rs. 132,460	Rs. 152,350	Rs. 153,520	Rs. 154,690
7	Service Tax @ 4.12% (Construction cost + Car parking)	Rs. 122,776	Rs. 133,622	Rs. 134,024	Rs. 136,434	Rs. 156,921	Rs. 158,126	Rs. 159,331
	Basic Agreement Value (A):	Rs. 6,091,976	Rs. 6,653,352	Rs. 6,674,144	Rs. 6,798,894	Rs. 7,859,271	Rs. 7,921,646	Rs. 7,984,021
8	Power, DG and STP Charges @ Rs. 150/- sft Super Built-up Area + Service Tax + VAT	Rs. 227,052	Rs. 248,136	Rs. 248,917	Rs. 253,603	Rs. 293,429	Rs. 295,771	Rs. 298,114
9	Club Construction Charges + Service Tax + VAT (to be paid at the time of Possession)	Rs. 243,270	Rs. 243,270	Rs. 243,270	Rs. 243,270	Rs. 243,270	Rs. 243,270	Rs. 243,270
10	Interest free maintenance deposit to be paid at the time of Possession	Rs. 50,000	Rs. 50,000	Rs. 50,000	Rs. 50,000	Rs. 50,000	Rs. 50,000	Rs. 50,000
11	Reticulated pipe gas connection to be paid at the time of Possession	Rs. 20,000	Rs. 20,000	Rs. 20,000	Rs. 20,000	Rs. 20,000	Rs. 20,000	Rs. 20,000
12	Maintenance Charges @ Rs. 30/- per sq. ft. for the 1st year (Payable at the time of Possession)	Rs. 42,000	Rs. 46,050	Rs. 46,200	Rs. 47,100	Rs. 54,750	Rs. 55,200	Rs. 55,650
	Total deposits payable (B):(TO BE PAID AT TIME OF POSSESSION)	Rs. 582,322	Rs. 607,456	Rs. 608,387	Rs. 613,973	Rs. 661,449	Rs. 664,241	Rs. 667,034
	TOTAL COST OF FLAT	Rs. 6,674,298	Rs. 7,260,808	Rs. 7,282,531	Rs. 7,412,866	Rs. 8,520,719	Rs. 8,585,887	Rs. 8,651,055

Payment schedule

A	Booking Amount	Rs. 300,000	Rs. 300,000	Rs. 300,000	Rs. 300,000	Rs. 300,000	Rs. 300,000	Rs. 300,000
B	Agreement of Sale - 15% of Basic Agreement Value, less booking amount (to be paid within 15 days from the date of booking)	Rs. 613,796	Rs. 698,003	Rs. 701,122	Rs. 719,834	Rs. 878,891	Rs. 888,247	Rs. 897,603
C	Post Agreement - 30% of Basic Agreement Value (to be paid within 45 days of signing the agreement)	Rs. 1,827,593	Rs. 1,996,006	Rs. 2,002,243	Rs. 2,039,668	Rs. 2,357,781	Rs. 2,376,494	Rs. 2,395,206
D	1st Installment to be paid on completion of 3rd Floor Slab - (10%)	Rs. 609,198	Rs. 665,335	Rs. 667,414	Rs. 679,889	Rs. 785,927	Rs. 792,165	Rs. 798,402
E	2nd Installment to be paid on completion of 7th Floor Slab - (10%)	Rs. 609,198	Rs. 665,335	Rs. 667,414	Rs. 679,889	Rs. 785,927	Rs. 792,165	Rs. 798,402
F	3rd Installment to be paid on completion of 11th Floor Slab - (10%)	Rs. 609,198	Rs. 665,335	Rs. 667,414	Rs. 679,889	Rs. 785,927	Rs. 792,165	Rs. 798,402
G	4th Installment to be paid on completion of 14th Floor Slab - (10%)	Rs. 609,198	Rs. 665,335	Rs. 667,414	Rs. 679,889	Rs. 785,927	Rs. 792,165	Rs. 798,402
H	5th Installment to be paid on Possession + PWS+Club House + Int free Maint. Deposit + Int free Maint.Charges + Reticulated Piped Gas Connection - (15%)	Rs. 1,496,118	Rs. 1,605,459	Rs. 1,609,509	Rs. 1,633,807	Rs. 1,840,339	Rs. 1,852,488	Rs. 1,864,637
	TOTAL	Rs. 6,674,298	Rs. 7,260,808	Rs. 7,282,531	Rs. 7,412,866	Rs. 8,520,719	Rs. 8,585,887	Rs. 8,651,055

NOTES

- Estamping charges to be borne by the customer at the time of execution of agreement as per prevailing rate
- Rs. 25/- extra for every floor from 5th floor onwards till 10th Floor.
- Rs. 50/-extra for every floor from 11th floor onwards except top two floors over and above Sl.No.b.
- Top 2 floors 100/- extra over and above Sl.No. b and Sl.No. c
- Cauvery water deposit and connection charges extra if provided by BWSSB
- VAT & Service Tax as per the rules/laws prevailing at the time of payment
- Stamp Duty/Registration Fees payable at the time of Registration as per prevailing rates
- Legal fees payable at the time of registration (Approx: Rs. 35K - 40K)
- All cheques to be drawn in favour of **GOLDEN GATE PROPERTIES LTD / BEST GOLDEN DEVELOPERS PVT LTD**

OK
A. K. K. K.