

BENGAL UNITED CREDIT BELANI HOUSING LIMITED
PROJECT - HILAND WILLOWS
CATEGORY - CYPRESS PREMIUM (HIG)
PRICE & PAYMENT SCHEDULE OF APARTMENTS
PAYMENT MODE : INSTALMENT PAYMENT

Apartment Type		HIG														
Floor		Ground Floor	1st Floor		2nd Floor		3rd Floor		4th Floor		5th Floor		6th Floor		7th Floor	
Apartment Area	Sq. ft	2051	2051	2052	2145	2052	2051	2052	2145	2052	2051	2052	2052	2145	2051	2052
Open Area (Garden / Terrace)	Sq. ft	277	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Open area for calculation (50%)	Sq. ft	139	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Saleable Area	Sq. ft	2190	2051	2052	2145	2052	2051	2052	2145	2052	2051	2052	2052	2145	2051	2052
Rate Psf	Rs.	3350	3350	3350	3365	3365	3380	3380	3395	3395	3410	3410	3425	3425	3440	3440
Apartment Price	Rs.	7,336,500	6,870,850	6,874,200	7,217,925	6,904,980	6,932,380	6,935,760	7,282,275	6,966,540	6,993,910	6,997,320	7,028,100	7,346,625	7,055,440	7,058,880
Instalment Payment Discount	%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Instalment Payment Apartment Price	Rs.	7,336,500	6,870,850	6,874,200	7,217,925	6,904,980	6,932,380	6,935,760	7,282,275	6,966,540	6,993,910	6,997,320	7,028,100	7,346,625	7,055,440	7,058,880

Particulars	Due Dates	Break-up %	Amount (Rs.)														
Application Money	On application		100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000
Allotment Money	Within 30 days from date of Allotment	30% Less Application Money	2,100,950	1,961,255	1,962,260	2,065,378	1,971,494	1,979,714	1,980,728	2,084,683	1,989,962	1,998,173	1,999,195	2,008,430	2,103,988	2,016,632	2,017,663
1st Instalment	On Foundation	10%	733,650	687,085	687,420	721,793	690,498	693,238	693,576	728,228	696,654	699,391	699,732	702,810	734,663	705,544	705,888
2nd Instalment	On 2nd Floor Slab	10%	733,650	687,085	687,420	721,793	690,498	693,238	693,576	728,228	696,654	699,391	699,732	702,810	734,663	705,544	705,888
3rd Instalment	On 4th Floor Slab	10%	733,650	687,085	687,420	721,793	690,498	693,238	693,576	728,228	696,654	699,391	699,732	702,810	734,663	705,544	705,888
4th Instalment	On 6th Floor Slab	10%	733,650	687,085	687,420	721,793	690,498	693,238	693,576	728,228	696,654	699,391	699,732	702,810	734,663	705,544	705,888
5th Instalment	On 8th Floor Slab	10%	733,650	687,085	687,420	721,793	690,498	693,238	693,576	728,228	696,654	699,391	699,732	702,810	734,663	705,544	705,888
6th Instalment	On Roof	10%	733,650	687,085	687,420	721,793	690,498	693,238	693,576	728,228	696,654	699,391	699,732	702,810	734,663	705,544	705,888
7th & Final Instalment	Before Possession	10%	733,650	687,085	687,420	721,793	690,498	693,238	693,576	728,228	696,654	699,391	699,732	702,810	734,663	705,544	705,888
Total			7,336,500	6,870,850	6,874,200	7,217,925	6,904,980	6,932,380	6,935,760	7,282,275	6,966,540	6,993,910	6,997,320	7,028,100	7,346,625	7,055,440	7,058,880

Club Membership	80,000																
Particulars	Due Dates	Break-up %	Amount (Rs.)														
Allotment money	Within 30 days from date of allotment	50%	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000
Final Instalment	Before Possession	50%	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000
Total			80,000														

Maintenance Corpus Deposit	80,000																
Particulars	Due Dates	Break-up %	Amount (Rs.)														
Allotment money	Within 30 days from date of allotment	50%	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000
Final Instalment	Before Possession	50%	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000
Total			80,000														

Covered Car Parking	325,000																
Particulars	Due Dates	Break-up %	Amount (Rs.)														
Allotment money	Within 30 days from date of allotment	50%	162,500	162,500	162,500	162,500	162,500	162,500	162,500	162,500	162,500	162,500	162,500	162,500	162,500	162,500	162,500
Final Instalment	Before Possession	50%	162,500	162,500	162,500	162,500	162,500	162,500	162,500	162,500	162,500	162,500	162,500	162,500	162,500	162,500	162,500
Total			325,000														

Consolidated apartment price excluding Car Park	7,496,500	7,030,850	7,034,200	7,377,925	7,064,980	7,092,380	7,095,760	7,442,275	7,126,540	7,153,910	7,157,320	7,188,100	7,506,625	7,215,440	7,218,880
Consolidated apartment price with Covered Car Park	7,821,500	7,355,850	7,359,200	7,702,925	7,389,980	7,417,380	7,420,760	7,767,275	7,451,540	7,478,910	7,482,320	7,513,100	7,831,625	7,540,440	7,543,880

Note:

- Documentation Charges including Legal Fees Rs.10/-per sq.ft.
- Holding Charges in case of Non-Possession Rs.1,500/- per month

- Open Area (Garden / Terrace) is charged at 50% of the Apartment price, however, for calculation purpose the area has been reduced by 50% to arrive at the apartment price.

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PAYMENT MODE : INSTALMENT PAYMENT

Apartment Type			HIG											
Floor			8th Floor			9th Floor			10th Floor			11th Floor	12th Floor	13th Floor
Apartment Area	Sq. ft	1964	2052	2145	2051	2052	1964	2052	1964	2052	1964	2052	2052	
Open Area (Garden / Terrace)	Sq. ft	136	-	-	-	-	-	-	136	-	-	-	-	
Open area for calculation (50%)	Sq. ft	68	-	-	-	-	-	-	68	-	-	-	-	
Saleable Area	Sq. ft	2032	2052	2145	2051	2052	1964	2052	2032	2052	2052	2052	2052	
Rate Psf	Rs.	3455	3455	3455	3470	3470	3485	3485	3485	3485	3500	3515	3530	
Apartment Price	Rs.	7,020,560	7,089,660	7,410,975	7,116,970	7,120,440	6,844,540	7,151,220	7,081,520	7,182,000	7,212,780	7,243,560		
Instalment Payment Discount	%	-	-	-	-	-	-	-	-	-	-	-		
Instalment Payment Apartment Price	Rs.	7,020,560	7,089,660	7,410,975	7,116,970	7,120,440	6,844,540	7,151,220	7,081,520	7,182,000	7,212,780	7,243,560		
Instalment Payment Apartment Price														
Particulars	Due Dates	Break-up %	Amount (Rs.)											
Application Money	On application		100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	
Allotment Money	Within 30 days from date of Allotment	30% Less Application Money	2,006,168	2,026,898	2,123,293	2,035,091	2,036,132	1,953,362	2,045,366	2,024,456	2,054,600	2,063,834	2,073,068	
1st Instalment	On Foundation	10%	702,056	708,966	741,098	711,697	712,044	684,454	715,122	708,152	718,200	721,278	724,356	
2nd Instalment	On 2nd Floor Slab	10%	702,056	708,966	741,098	711,697	712,044	684,454	715,122	708,152	718,200	721,278	724,356	
3rd Instalment	On 4th Floor Slab	10%	702,056	708,966	741,098	711,697	712,044	684,454	715,122	708,152	718,200	721,278	724,356	
4th Instalment	On 6th Floor Slab	10%	702,056	708,966	741,098	711,697	712,044	684,454	715,122	708,152	718,200	721,278	724,356	
5th Instalment	On 8th Floor Slab	10%	702,056	708,966	741,098	711,697	712,044	684,454	715,122	708,152	718,200	721,278	724,356	
6th Instalment	On Roof	10%	702,056	708,966	741,098	711,697	712,044	684,454	715,122	708,152	718,200	721,278	724,356	
7th & Final Instalment	Before Possession	10%	702,056	708,966	741,098	711,697	712,044	684,454	715,122	708,152	718,200	721,278	724,356	
Total			7,020,560	7,089,660	7,410,975	7,116,970	7,120,440	6,844,540	7,151,220	7,081,520	7,182,000	7,212,780	7,243,560	
Club Membership														
Particulars	Due Dates	Break-up %	Amount (Rs.)											
Allotment money	Within 30 days from date of Allotment	50%	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	
Final Instalment	Before Possession	50%	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	
Total			80,000	80,000	80,000	80,000	80,000	80,000	80,000	80,000	80,000	80,000	80,000	
Maintenance Corpus Deposit														
Particulars	Due Dates	Break-up %	Amount (Rs.)											
Allotment money	Within 30 days from date of Allotment	50%	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	
Final Instalment	Before Possession	50%	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	
Total			80,000	80,000	80,000	80,000	80,000	80,000	80,000	80,000	80,000	80,000	80,000	
Covered Car Parking														
Particulars	Due Dates	Break-up %	Amount (Rs.)											
Allotment money	Within 30 days from date of Allotment	50%	162,500	162,500	162,500	162,500	162,500	162,500	162,500	162,500	162,500	162,500	162,500	
Final Instalment	Before Possession	50%	162,500	162,500	162,500	162,500	162,500	162,500	162,500	162,500	162,500	162,500	162,500	
Total			325,000	325,000	325,000	325,000	325,000	325,000	325,000	325,000	325,000	325,000	325,000	
Consolidated apartment price excluding Car Park														
			7,180,560	7,249,660	7,570,975	7,276,970	7,280,440	7,004,540	7,311,220	7,241,520	7,342,000	7,372,780	7,403,560	
Consolidated apartment price with Covered Car Park														
			7,505,560	7,574,660	7,895,975	7,601,970	7,605,440	7,329,540	7,636,220	7,566,520	7,667,000	7,697,780	7,728,560	

Note:
- Documentation Charges including Legal Fees Rs.10/-per sq.ft.
- Holding Charges in case of Non-Possession Rs.1,500/- per month

- Open Area (Garden / Terrace) is charged at 50% of the Apartment price, however, for calculation purpose the area has been reduced by 50% to arrive at the apartment price.