

**PRIDE PEGASUS - PRICE LIST**

<b>Tower A&amp;B</b>	<b>A-02</b>	<b>A-03</b>	<b>B-06</b>	<b>B-07</b>	<b>A-01, B-08</b>	<b>A-04</b>	<b>B-05</b>
Type	3BHK	3BHK	3BHK	3BHK	2BHK	2BHK	2BHK
Main Door Facing	North	East	West	North	North	West	East
SBU Area in sq. ft.	1648	1629	1796	1816	1203	1197	1197
Carpet Area in sq. mt.	108.69	107.3	118.91	120.3	77.57	77.2	77.2
Balcony Area in sq. mt.	9.07	9.09	9.47	9.47	8.35	8.35	8.35
Carpet Area in sq. ft.	1170.00	1155.00	1280.00	1295.00	835.00	831.00	831.00
Balcony Area in sq. ft.	98.00	98.00	102.00	102.00	90.00	90.00	90.00
Carpet Area along with Balcony Area in sq. ft.	1268.00	1253.00	1382.00	1397.00	925.00	921.00	921.00
Rate/Sft	6200	6200	6200	6200	6200	6200	6200
Premium Charges	100	100	100	100			
Basic Cost (Rs)	1,03,82,400	1,02,62,700	1,13,14,800	1,14,40,800	74,58,600	74,21,400	74,21,400
Car Parking	3,50,000	3,50,000	3,50,000	3,50,000	3,50,000	3,50,000	3,50,000
<b>AGREEMENT VALUE</b>	<b>1,07,32,400</b>	<b>1,06,12,700</b>	<b>1,16,64,800</b>	<b>1,17,90,800</b>	<b>78,08,600</b>	<b>77,71,400</b>	<b>77,71,400</b>
<b>GST @ 5% ON AGREEMENT VALUE</b>	<b>5,36,620</b>	<b>5,30,635</b>	<b>5,83,240</b>	<b>5,89,540</b>	<b>3,90,430</b>	<b>3,88,570</b>	<b>3,88,570</b>
<b>Total Cost A (Approx.)</b>	<b>1,12,69,020</b>	<b>1,11,43,335</b>	<b>1,22,48,040</b>	<b>1,23,80,340</b>	<b>81,99,030</b>	<b>81,59,970</b>	<b>81,59,970</b>
Amenity Charges	1,25,000	1,25,000	1,25,000	1,25,000	1,25,000	1,25,000	1,25,000
Utility Charges	4,12,000	4,07,250	4,49,000	4,54,000	3,00,750	2,99,250	2,99,250
Documentation Charges	25,000	25,000	25,000	25,000	25,000	25,000	25,000
GST@18%	1,01,160	1,00,305	1,07,820	1,08,720	81,135	80,865	80,865
<b>Total Cost B (Approx.)</b>	<b>6,63,160</b>	<b>6,57,555</b>	<b>7,06,820</b>	<b>7,12,720</b>	<b>5,31,885</b>	<b>5,30,115</b>	<b>5,30,115</b>
<b>Total Sale Consideration with Right to use &amp; enjoy One Car</b>	<b>1,19,32,180</b>	<b>1,18,00,890</b>	<b>1,29,54,860</b>	<b>1,30,93,060</b>	<b>87,30,915</b>	<b>86,90,085</b>	<b>86,90,085</b>

**PAYMENT SCHEDULE**

<b>Booking Advance</b>	<b>%age</b>	<b>2,00,000</b>	<b>2,00,000</b>	<b>2,00,000</b>	<b>2,00,000</b>	<b>2,00,000</b>	<b>2,00,000</b>	<b>2,00,000</b>
PAYMENT TOWARDS EXECUTION OF AGREEMENT TO SELL, WITHIN 20 DAYS FROM THE DATE OF BOOKING	10%	9,26,902	9,14,334	10,24,804	10,38,034	6,19,903	6,15,997	6,15,997
AMOUNT PAYABLE TOWARDS COMPELTION TILL BLOCK WORK ON OR BEFORE 60 DAYS FROM THE DATE OF BOOKING	85%	95,78,667	94,71,835	1,04,10,834	1,05,23,289	69,69,176	69,35,975	69,35,975
AMOUNT PAYABLE TOWARDS POSSESSSION / REGISTRATION, WHICH EVER IS EARLIER	5%	5,63,451	5,57,167	6,12,402	6,19,017	4,09,952	4,07,999	4,07,999
<b>TOTAL</b>	<b>100%</b>	<b>1,12,69,020</b>	<b>1,11,43,336</b>	<b>1,22,48,040</b>	<b>1,23,80,340</b>	<b>81,99,030</b>	<b>81,59,970</b>	<b>81,59,970</b>
ADDITIONAL CHARGES PAYABLE TOWARDS POSSESSSION / REGISTRATION, WHICH EVER IS EARLIER		6,63,160	6,57,555	7,06,820	7,12,720	5,31,885	5,30,115	5,30,115
<b>Total Cost</b>		<b>1,19,32,180</b>	<b>1,18,00,891</b>	<b>1,29,54,860</b>	<b>1,30,93,060</b>	<b>87,30,915</b>	<b>86,90,085</b>	<b>86,90,085</b>

**NOTE:**

- Stamp Duty/ Registration Fees/ Statutory Levies/CGST/SGST are payable at actuals on demand applicable as per govt. guidelines.\*\*
- Kindly make payments towards Sale Price & Consideration in favor of "PRIDE PEGASUS RERA ESCROW ACCOUNT".
- Kindly make all payments towards Additional Charges, CGST & SGST in favor of "PRIDE & EXPERT PROPERTIES PVT. LTD"
- Propotionate CGST & SGST will be collected against each installment
- Stamp Duty @0.1% is payable for execution of agreement to sell - DD in favour of "Stock Holding Corporation of India Ltd.," at the time of execution of the Agreement of sale.
- Floor rise charges @ Rs. 25/- Per Floor is effected from 2nd floor onwards.
- 1% TDS to be deducted on the Agreement Value, if exceeds Rs.50 Lakhs, Under Section 194IA of the Income Tax ACT, 1961.(TDS certificate in form No.16B should be provided to the Company within 15 days of such deduction).
- Non Interest bearing Corpus Fund charges of Rs.50,000/- to be paid along with the Maintainance charges, which will be handedover to "The PRIDE PEGASUS Apartment Owner's Association", after completion of one year of Maintainance contract agreed by Us.
- Additional Maintenance Charges @ Rs.3.75/- per sft for 12 months shall be payable in favour of PRIDE & EXPERT PROPERTIES PVT LTD at the time of execution and registration of Deed of Absolute Sale and Conveyance or Handing over of the Possession of the Unit whichever is earlier.
- Cost Sheet is indicative and not a Legal Offering and Availability.

**PRIDE PEGASUS - PRICE LIST**

<b>Tower C&amp;D</b>	<b>C-02</b>	<b>C-03</b>	<b>D-06</b>	<b>D-07</b>	<b>C-01, D-08</b>	<b>C-04</b>	<b>D-05</b>
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Premium Charges	100	100	100	100	0	0	0
Basic Cost (Rs)	1,03,82,400	1,02,62,700	1,13,14,800	1,14,40,800	74,58,600	74,21,400	74,21,400
Car Parking	3,50,000	3,50,000	3,50,000	3,50,000	3,50,000	3,50,000	3,50,000
<b>AGREEMENT VALUE</b>	<b>1,07,32,400</b>	<b>1,06,12,700</b>	<b>1,16,64,800</b>	<b>1,17,90,800</b>	<b>78,08,600</b>	<b>77,71,400</b>	<b>77,71,400</b>
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<b>Total Sale Consideration with Right to use &amp; enjoy One Car Parking Space</b>	<b>1,19,32,180</b>	<b>1,18,00,890</b>	<b>1,29,54,860</b>	<b>1,30,93,060</b>	<b>87,30,915</b>	<b>86,90,085</b>	<b>86,90,085</b>

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