

PRIDE EUPHORA - PRICE LIST										
RERA NO: PRM/KA/RERA/1251/446/PR/080824/006965										
Unit No	A-01	A-02	A-03	A-04	B-01	B-02	B-03	B-04		
Type	3BHK+2T	3BHK+2T	3BHK+2T	2BHK	3BHK+3T	3BHK+3T	3BHK+3T	3BHK+3T	3BHK+3T	
Main Door Facing	East	West	West	East	East	West	West	East		
SBU Area in sq. ft.	1518	1541	1500	1131	1772	1693	1777	1850		
Rate/Sft	9800	9800	9800	9800	9800	9800	9800	9800		
Premium Charges	100	100	0	0	0	0	100	100		
Basic Cost (Rs)	1,50,28,200	1,52,55,900	1,47,00,000	1,10,83,800	1,73,65,600	1,65,91,400	1,75,92,300	1,83,15,000		
Car Parking	4,00,000	4,00,000	4,00,000	4,00,000	4,00,000	4,00,000	4,00,000	4,00,000		
<b>AGREEMENT VALUE</b>	<b>1,54,28,200</b>	<b>1,56,55,900</b>	<b>1,51,00,000</b>	<b>1,14,83,800</b>	<b>1,77,65,600</b>	<b>1,69,91,400</b>	<b>1,79,92,300</b>	<b>1,87,15,000</b>		
<b>GST @ 5% ON AGREEMENT VALUE</b>	<b>7,71,410</b>	<b>7,82,795</b>	<b>7,55,000</b>	<b>5,74,190</b>	<b>8,88,280</b>	<b>8,49,570</b>	<b>8,99,615</b>	<b>9,35,750</b>		
<b>Total Cost A (Approx.)</b>	<b>1,61,99,610</b>	<b>1,64,38,695</b>	<b>1,58,55,000</b>	<b>1,20,57,990</b>	<b>1,86,53,880</b>	<b>1,78,40,970</b>	<b>1,88,91,915</b>	<b>1,96,50,750</b>		
Amenity Charges	1,50,000	1,50,000	1,50,000	1,50,000	1,50,000	1,50,000	1,50,000	1,50,000		
Utility Charges	4,17,450	4,23,775	4,12,500	3,11,025	4,87,300	4,65,575	4,88,675	5,08,750		
Documentation Charges	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000		
LPG Gas PipeLine Connection	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000		
GST@18%	1,14,741	1,15,880	1,13,850	95,585	1,27,314	1,23,404	1,27,562	1,31,175		
<b>Total Cost B (Approx.)</b>	<b>7,52,191</b>	<b>7,59,655</b>	<b>7,46,350</b>	<b>6,26,610</b>	<b>8,34,614</b>	<b>8,08,979</b>	<b>8,36,237</b>	<b>8,59,925</b>		
<b>Total Sale Consideration with One Car Parking Space</b>	<b>1,69,51,801</b>	<b>1,71,98,350</b>	<b>1,66,01,350</b>	<b>1,26,84,600</b>	<b>1,94,88,494</b>	<b>1,86,49,949</b>	<b>1,97,28,152</b>	<b>2,05,10,675</b>		
PAYMENT SCHEDULE										
Booking Advance	%age	5,00,000	5,00,000	5,00,000	5,00,000	5,00,000	5,00,000	5,00,000	5,00,000	
PAYMENT PAYABLE TOWARDS EXECUTION OF AGREEMENT TO SELL ON OR BEFORE 20 DAYS FROM THE DATE OF BOOKING		10%	11,19,961	11,43,870	10,85,500	7,05,799	13,65,388	12,84,097	13,89,192	14,65,075
INSTALMENT 1	15-12-2024	5%	8,09,981	8,21,935	7,92,750	6,02,900	9,32,694	8,92,049	9,44,596	9,82,538
INSTALMENT 2	31-01-2025	5%	8,09,981	8,21,935	7,92,750	6,02,900	9,32,694	8,92,049	9,44,596	9,82,538
INSTALMENT 3	15-03-2025	5%	8,09,981	8,21,935	7,92,750	6,02,900	9,32,694	8,92,049	9,44,596	9,82,538
INSTALMENT 4	15-05-2025	5%	8,09,981	8,21,935	7,92,750	6,02,900	9,32,694	8,92,049	9,44,596	9,82,538
INSTALMENT 5	15-07-2025	5%	8,09,981	8,21,935	7,92,750	6,02,900	9,32,694	8,92,049	9,44,596	9,82,538
INSTALMENT 6	15-09-2025	5%	8,09,981	8,21,935	7,92,750	6,02,900	9,32,694	8,92,049	9,44,596	9,82,538
INSTALMENT 7	15-11-2025	5%	8,09,981	8,21,935	7,92,750	6,02,900	9,32,694	8,92,049	9,44,596	9,82,538
INSTALMENT 8	15-01-2026	5%	8,09,981	8,21,935	7,92,750	6,02,900	9,32,694	8,92,049	9,44,596	9,82,538
ADDITIONAL CHARGES PAYABLE 50%		0%	3,76,096	3,79,827	3,73,175	3,13,305	4,17,307	4,04,489	4,18,118	4,29,963
INSTALMENT 9	15-03-2026	5%	8,09,981	8,21,935	7,92,750	6,02,900	9,32,694	8,92,049	9,44,596	9,82,538
INSTALMENT 10	15-05-2026	5%	8,09,981	8,21,935	7,92,750	6,02,900	9,32,694	8,92,049	9,44,596	9,82,538
INSTALMENT 11	15-07-2026	5%	8,09,981	8,21,935	7,92,750	6,02,900	9,32,694	8,92,049	9,44,596	9,82,538
INSTALMENT 12	15-09-2026	5%	8,09,981	8,21,935	7,92,750	6,02,900	9,32,694	8,92,049	9,44,596	9,82,538
INSTALMENT 13	15-11-2026	5%	8,09,981	8,21,935	7,92,750	6,02,900	9,32,694	8,92,049	9,44,596	9,82,538
INSTALMENT 14	15-01-2027	5%	8,09,981	8,21,935	7,92,750	6,02,900	9,32,694	8,92,049	9,44,596	9,82,538
INSTALMENT 15	15-03-2027	5%	8,09,981	8,21,935	7,92,750	6,02,900	9,32,694	8,92,049	9,44,596	9,82,538
INSTALMENT 16	15-05-2027	5%	8,09,981	8,21,935	7,92,750	6,02,900	9,32,694	8,92,049	9,44,596	9,82,538
INSTALMENT 17	15-07-2027	5%	8,09,981	8,21,935	7,92,750	6,02,900	9,32,694	8,92,049	9,44,596	9,82,538
AMOUNT PAYABLE TOWARDS POSSESSION / REGISTRATION, WHICH EVER IS EARLIER	30-09-2027	5%	8,09,981	8,21,935	7,92,750	6,02,900	9,32,694	8,92,049	9,44,596	9,82,538
ADDITIONAL CHARGES PAYABLE 50% TOWARDS POSSESSION / REGISTRATION, WHICH EVER IS EARLIER	30-09-2027		3,76,096	3,79,827	3,73,175	3,13,305	4,17,307	4,04,489	4,18,118	4,29,963
<b>Total Cost</b>		<b>100%</b>	<b>1,69,51,801</b>	<b>1,71,98,350</b>	<b>1,66,01,350</b>	<b>1,26,84,600</b>	<b>1,94,88,494</b>	<b>1,86,49,949</b>	<b>1,97,28,152</b>	<b>2,05,10,675</b>
<b>NOTE:</b>										
1. Stamp Duty/ Registration Fees/ Statutory Levies/CGST/SGST are payable at actuals on demand applicable as per Government Guidelines.**										
2. Kindly make payments towards Sale Price & Consideration in favor of "Pride Housing - RERA Designated account for Pride Euphora 100 Percent".										
3. Kindly make all payments towards Additional Charges, CGST & SGST in favor of "PRIDE HOUSING"										
4. Applicable CGST & SGST will be collected against each installment										
5. Stamp Duty @0.5% calculated on the Agreement value, is payable for execution of agreement to sell - RTGS in favour of - Account Name : "Stock Holding Corporation of India Ltd.," Bank: IDBI Bank, Branch: Mission Road, Account number: 00810300006712, IFSC Code:IBKL0000008.										
6. Floor Rise Charges @ Rs. 25/- Per Floor is effective from 3rd floor onwards.										
7. 1% TDS to be deducted on the Agreement Value and Additional Charges, if exceeds Rs.50 Lakhs, Under Section 194IA of the Income Tax ACT, 1961.(TDS certificate in form No.16B should be provided within 15 days of such deduction).										
8. Non Interest bearing Corpus Fund of Rs.1,00,000/- (Rupees One Lakh Only) to be paid by you at the time of due execution and registration of the Sale Deed or handover of the unit whichever is earlier and the same will be transferred to "PRIDE EUPHORA APARTMENT OWNER'S ASSOCIATION", after completion of one year of Maintenance contract agreed amongst us.										
9. Additional Maintenance Charges @ Rs.3.75/- per sft for 12 months shall be payable in favour of PRIDE Housing 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.										
10. Cost Sheet is indicative and not a Legal Offering and Availability.										