

Price List - Sky Park (Sky Gardens Phase 2)

SPRPL300118

Opened Towers - A1 / A2/ A3 /A4

Type of Unit	1 BHK	1 BHK XL	2BHK	2BHK XL	3 BHK
Carpet Area (Sq. Mtr.)	31.78	33.02	47.94	50.51	59.68
Carpet Area (Sq. Ft.)	342	355	516	543	642
Total Area (Sq. Mtr.)	52.95	55.65	80.82	87.79	101.73
Total Area (Sq. Ft.)	570	599	870	945	1095

Floor	Basic Unit Cost in Rs. Lakhs							
Type of Unit	For Units: A4-6	For Units: A4-2/3/4	For Units: A4-1/5	For Unit: A4-7/8	For Units: A1-02/03, A2-02/03, A3-02/03	For Units: A1-01/04, A2-01/04, A3-01/04	For Units: A1-06/07, A2-06/07, A3-06/07	For Units: A1-05/08, A2-05/08, A3-05/08
29					22.62	25.04		29.57
28					22.75	25.18		29.73
27	15.28	15.75	16.05	16.35	22.88	25.33		29.89
26	15.36	15.84	16.14	16.44	23.01	25.47	25.94	30.06
25	15.45	15.93	16.23	16.53	23.14	25.61	26.08	30.22
24	15.53	16.02	16.32	16.62	23.27	25.75	26.22	30.39
23	15.62	16.11	16.41	16.71	23.40	25.89	26.37	30.55
22	15.70	16.20	16.50	16.80	23.53	26.03	26.51	30.71
21	15.79	16.29	16.59	16.89	23.66	26.18	26.65	30.88
20	15.87	16.38	16.68	16.98	23.79	26.32	26.79	31.04
19	15.96	16.47	16.77	17.07	23.93	26.46	26.93	31.21
18	16.05	16.56	16.86	17.16	24.06	26.60	27.07	31.37
17	16.13	16.65	16.95	17.25	24.19	26.74	27.22	31.54
16	16.22	16.74	17.04	17.34	24.32	26.89	27.36	31.70
15	16.30	16.83	17.13	17.43	24.45	27.03	27.50	31.86
14	16.39	16.92	17.22	17.52	24.58	27.17	27.64	32.03
13	16.47	17.01	17.31	17.61	24.71	27.31	27.78	32.19
12	16.56	17.10	17.40	17.70	24.84	27.45	27.92	32.36
11	16.64	17.19	17.49	17.79	24.97	27.59	28.07	32.52
10	16.73	17.28	17.58	17.88	25.10	27.74	28.21	32.69
9	16.82	17.37	17.67	17.97	25.23	27.88	28.35	32.85
8	16.90	17.46	17.76	18.06	25.36	28.02	28.49	33.01
7	16.99	17.55	17.85	18.15	25.49	28.16	28.63	33.18
6	17.07	17.64	17.94	18.24	25.62	28.30	28.78	33.34
5	17.16	17.73	18.03	18.33	25.75	28.44	28.92	33.51
4	17.24	17.82	18.12	18.42	25.88	28.59	29.06	33.67
3	17.04	17.91	17.91	18.51	26.01	28.26	29.20	33.84
2	17.13	18.00	18.00	18.60	26.14	28.40	29.34	34.00
1	17.21	18.09	18.09	18.69	26.27	28.54	29.48	34.16
GF	17.30	18.18	18.18	18.78	26.40	28.68	29.63	34.33

Note: Unit Numbers - A1-002/003/102/103/104/202/203/204/304, A2-002/003/101/102/103/104/201/202/203/204/301/304, A3-002/003/101/102/103/104/201/202/203/204/301/304, A4-101/106/201/206/301/306 - NOT FOR SALE and Unit Numbers - A4-003/103 - NOT EXISTING

Corner PLC applicable 4th Floor Onwards- A1-1/4, A2-1/4, A3-1/4, A4-1/5/6

Extra Charges (Payable as per Payment Plan)	
One Covered Car Parking in Basement (Allotted on First Come First Serve Basis at the Time of Possession) Applicable for 2&3 BHK Units	₹ 300000/- per Parking
One Covered Car Parking (Back to Back) in Basement (Allotted on First Come First Serve Basis at the Time of Possession) Applicable for 1 BHK Units (Sizes - 570 & 599 SFT)	₹ 225000/- per Parking
Additional Covered Car Parking in Basement (Subject to availability)	₹ 500000/- per Parking
Club Account per Unit	₹ 100000/- (Offered Free)
Lease Rent payable on Unit Total Area	₹ 915/- per sq. mtr. (₹ 85/- per SFT)
Other Charges (Payable at Time of Possession)	
Dual Meter Charges per Unit	₹ 25000/-
Electrical Connection Charges per kVA (2 kVA to 1 BHK, 3 kVA to 2 BHK & 4 kVA to 3 BHK)	₹ 10000/- per kVA
Power Back Up Charges per kVA (Only 2kVA compulsory initially if anyone wants more, will be provided as per availability.)	₹ 25000/- per kVA
Sewer & Water Connection Charges per Unit	₹ 10000/-
IGL Infrastructure Charges per unit	₹ 1800/-
Interest Free Maintenance Charges (IFMS) payable on Unit Total Area	₹ 323/- per sq. mtr. (₹ 30/- per SFT)

** Over & Above, there will be IGL Security Deposit & FTTH Charges to be given directly to vendor.*

Construction Linked Payment Plan (CLP)	
At the Time of Booking	₹ 100000/-
1st Installment within 30 Days of Booking	10% - ₹ 100000/-
2nd Installment on Start of Excavation	15.0%
3rd Installment on Start of Rafting	5.0%
4th Installment on Completion of Level 2 Basement Slab	5.0%
5th Installment on Completion of Level 1 Basement Slab	5.0%
6th Installment on start 2nd Floor Slab	6.0%
7th Installment on start 5th Floor Slab	6.0%
8th Installment on start 9th Floor Slab	6.0%
9th Installment on start 14th Floor Slab	6.0%
10th Installment on start 18th Floor Slab	6.0%
11th Installment on start 24th Floor Slab	5.0%
12th Installment on start Top Floor Slab	5.0%
13th Installment on start of Brick Work	5.0%
14th Installment on start of Internal Plaster	5.0%
15th Installment on start of Flooring	5.0%
At the Time of Offer of Fit Out	5.0%
Down Payment Plan (DP) - 10% Extra Discount on BSP - Self Funding	
At the Time of Booking	₹ 100000/-
1st Installment within 15 Days of Booking	10% - ₹ 100000/-
2nd Installment within 45 Days of Booking	85%
At the Time of Offer of Fit Out	5%

Note:

1. Expected Date of Completion of Towers A1 / A2 / A3 / A4 - Dec'21.
2. GST as Applicable.
3. Price List & Payment Plan can be changed without notice.
4. Demand will be raised as per reached construction stage achieved.
5. Cheques will be in favour of "SJP INFRACON LTD."
6. Subvention offered till Dec'21 & Subvention Cost will be charged extra ₹ 400/- per SFT.
7. Booking Open for all Floors except Units mentioned in note given above.

* **Carpet Area (As per RERA Guidelines):** means the net usable floor area of an apartment excluding the area covered by the external walls, areas under service shafts, exclusive balcony or verandah area and exclusive open terrace area but includes the areas covered by the internal partition walls of the apartment.

* **Total Area (As per RERA Guidelines):** means the covered area of said apartment including the entire area enclosed by its periphery walls, columns, balconies & loft etc. and half the area of common walls with other premises/apartments which form integral part of said apartment and common area shall mean all such parts/areas in the entire said project which the allottee(s) shall use by sharing with other occupants of the said project including entrance lobby, electrical shafts, fire shafts, plumbing shafts and service ledges on all floors, common corridors and passages, staircases, staircase shafts, munties, services areas including but not limited to the machine rooms, security rooms, fire control rooms, maintenance offices/stores etc. if provided.

* 1 Sq. Mtr. = 10.7639 Sq. Ft.

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