



...where modernity blends with tradition

PRICE AND PAYMENT PLAN

Rate	: ₹..... per Sq.Yds.
Installments Payment Plan	
At the time of Booking	: ₹1,00000/-
On Allotment (within 30 days of date of Booking)	: 25% of the BSP (including Booking amount)
On Agreement (within 90 days of date of Booking)	: 15% of the BSP
1st Installment (within 120 days of date of Booking)	: 10% of the BSP+50% of PLC (if any)
2nd Installment (within 180 days of date of Booking)	: 10% of the BSP+50% of PLC (if any)
3rd Installment (within 240 days of date of Booking)	: 15% of the BSP
4th Installment (within 300 days of date of Booking)	: 15% of the BSP
At the time of Offer for Possession of Plot(s)	: 10% of the BSP+ EDC/IDC Charges+ Stamp duty +Registration + IFMS Charges + CMRC + Other Charges/Taxes as Applicable
Down Payment Plan	
At the time of Booking	: 85% of the BSP
On Agreement	: 10% of the BSP+100% of PLC (if any)
At the time of Offer for Possession of Plot(s)	: 5% of the BSP+ EDC/IDC Charges+ Stamp duty +Registration + IFMS Charges + CMRC + Other Charges/Taxes as Applicable
Discount on Down Payment	: 7% of the BSP
Preferential Location Charges (PLC)	
Main Road Facing	: 8% of the BSP
Park Adjoining	: 8% of the BSP
Corner Plot	: 8% of the BSP
Double PLC	: 12% of the BSP
Three PLC	: 16% of the BSP
EDC/IDC Charges	: As per the Actual
Club Membership Registration Charges (CMRC)	: ₹50,000/-
Interest Free Maintenance Security Charges (IFMS)	: ₹20,000/-
Power Backup Charges	: As per the Actual

Terms and conditions

1. All Bank drafts and Cheques to be made in favour of "Green Valley Infracity Pvt. Ltd." payable at Purnea/Delhi. Outstation Cheques will be subject to additional service charges.
2. The booking will be Confirmed only after receiving 25% of the basic sale price.
3. The prices are escalation free. However, any unforeseen statutory Govt. Taxes if levied after the booking date shall be charged as per actual.
4. The allotment of Plot shall be on first come first served basis. The final allotment shall be entirely at the sole discretion of the Company who has the right to reject any application without any reason whatsoever.
5. Original Registry will be given to the buyers after one month from the date of registry of plot as well as the clearance by the local authorities.
6. External Development Charges (EDC)/ Infrastructure development charges (IDC) if any, to be paid by the buyers as per Govt. Norms
7. Club Membership is mandatory & CMRC are applicable for one time.
8. A service tax of 10.3% is applicable on PLC (if any) & Club membership.
9. Company reserves the right to revise price & payment plan without any notice at its sole discretion.

Note:

1. Stamp duty, registration fee and other expenses incidental to registration of documents.
2. If any applicant wishes to cancel his/her booking then the company will refund the amount after deducting 10% of the basic sale price.
3. Any increase in the charges or any additional charges or levy, if demanded by the Govt. of Bihar and/or Local Authority, in future shall be payable proportionately by the applicants.
4. Prices, terms and conditions stated herein are merely indicative with a view to acquaint the applicant and are not exhaustive.
5. For detailed terms and conditions please refer to the Application Form and Buyer's Agreement.