

1) schedule and terms of payments:-

(i) Construction linked instalments		
1.	At the time of booking	10%
2.	On casting of basement roof	10%
3.	On casting of stilt roof	10%
4.	On casting of first floor roof	10%
5.	On casting of second floor roof	10%
6.	On casting of third floor roof	10%
7.	On completion of internal plaster	10%
8.	On completion of external plaster	10%
9.	On completion of flooring	10%
10.	On offer of possession	10%

(ii) Flexi plan of payment		
1.	At the time of booking	10%
2.	Within 60 days from the date of booking	50%
3.	On casting of stilt roof	5%
4.	On casting of first floor roof	5%
5.	On casting of second floor roof	5%
6.	On casting of third floor roof	5%
7.	On completion of internal plaster	5%
8.	On completion of external plaster	5%
9.	On completion of flooring	5%
10.	On offer of possession	5%

(ii) Down payment plan		
1.	At the time of booking	10%
2.	Within 60 days from the date of booking	90%

(b) payments in favour of "Synthesis Engineers".

(c) all top floor apartments are allotted open terrace on a nominal payment at the discretion of developers.

(d) rates are subject to change without prior notice. Entire amounts, including all additional amounts, are payable before possession.

2) additional contribution towards allotment of apartment

(a) all charges / deposits of UGVCL (for 15 kw/ unit - three phase) and local authority at the time of possession.

(b) service tax at 2.57% is payable on all due instalments (non-refundable)

(c) additional amount payable on delayed payment of instalments @ 1.5% per month up to a delay of 3 months. if delay is more than 3 months, the booking will be automatically cancelled.

(d) stamp duty, registration fees and legal charges etc as applicable at the time of possession.

(e) ₹ 3/- per sq. ft./month is payable towards common maintenance expenses for 24 months. additional amount shall be payable as and when demand is raised. service tax at 10.30% on maintenance expenses is payable.

3) all possible loan papers will be made available for procuring loans.

4) additions and alterations which affect the elevation and endanger the structural system, i.e. rcc columns, beams, slabs and load bearing walls, etc, shall never be made even after possession is handed over, i.e. for all times to come.

5) variations in shape, size and levels likely in glazed tiles, ceramic tiles, marble and granite due to constraints of availability and manufacturing process.

6) project consultants shall have exclusive rights to:

(a) revise specifications, plans, details of scheme

(b) combine two or more units

(c) change the location of common plot

(d) add upper floors

(e) change floor heights etc. whenever and admissible under the rules or the laws and all such changes, revisions expansions, sub-divisions and /or combinations, additions, removals, deletions etc. shall be binding to all.