

Altius Living

1) payment terms and other details:

| unit nos. | super built-up area in sq ft. |
|---|-------------------------------|
| 101,102,105,106,201,202,205,206,301,302,305,306 | 2815 |
| 103,104,203,204,303,304 | 2845 |

(a) schedule and terms of payment:-

(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% |

(iii) 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 "M/s. Synthesis Infratech"

(c) unit nos. 303 and 304 of top floors will have exclusive rights to use open terrace on a nominal payment at the discretion of developers

2) additional contribution towards allotment of apartment

(a) all charges / deposits of UGVCL (for 10 kw/unit – three phase) and local authority at the time of possession

(b) service tax at 3.09% 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 12.36% on maintenance expenses is payable

(f) terraces above apartments nos. 303 and 304 respectively at an additional cost

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) terraces above apartment nos. 301,302,305,306 are for common use
- 7) 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 & allotted terrace
 - d) add upper floors
 - e) change floor heights etc whenever and wherever 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