

ALTIUS - I

1) Payment Terms and Other Details:

04/03/2010

Block No.	No of Units	Super built up area in Sft.
A (3 BHK)	101, 201, 301	3200
A (3 BHK)	102, 202, 302	3280
B & C (4 BHK)	101 to 302	3280
D (4 BHK)	101 to 302	3840

note:- area calculation of each unit is as per sheet attached herewith.

- (a) schedule and terms of payment:-
 - (i) 20% of total amount at the time of booking
 - (ii) 20% every month up to 4 months
 - (iii) last instalment at the time of possession
- (b) payments in favour of "Synthesis Realtors"
- (c) unit nos. A-302, B-301, C-302 and D-301 of top floors are allotted open terrace on a nominal payment at the discretion of developers
- (d) rates are subject to change without prior notice. entire amount, including all additional amounts, is payable before possession
- 2) additional contribution towards allotment of apartment**
 - (a) all charges / deposits of torrent power (15 kw/unit – three phase) and local authority at the time of possession.
 - (b) all levies and taxes like service tax, vat etc. (if applicable) at the time of possession.
 - (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) \$.2/- per sq. ft. / month is payable towards common maintenance expenses for 24 months. additional amount shall be payable as and when demand is raised
 - (f) terrace above apartment nos. A-302, B-301, C-302 and D-301 are allotted to apartment nos. A-302, B-301, C-302 and D-301 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) terrace above apartment nos. A-301, B-302, C-301 and D-302 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
 - (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.