

## SURAMYA SEVEN

### COMMERCIAL TERMS:

Unit/plot nos., situation, approximate plot areas, etc.: These details are attached hereto or elsewhere. The plot area mentioned in the plan shows the super area of the plot. Undivided pro-rata share of all common areas viz. roads and common plots, etc. are included in the said plot area. However, for ready reference, 25% of the super area is considered towards such common areas, i.e. net plot area is approximately 75% of the super area.

Schedule and terms of payment:

#### A] DOWN PAYMENT PLAN:

- (a) 20% payment of total amount due is payable at the time of booking.
- (b) Balance 80% plus **maintenance**, is payable **within 45 days** of booking.
- (c) **Down payment rates will be applicable only if the entire payment including maintenance is made and Membership Formalities (M. F.) have also been carried out within the stipulated time limit for down payment. Otherwise, installment rates shall be automatically applicable.**

#### B] INSTALMENT PLAN:

- (a) 20% payment of total amount due is payable at the time of booking.
- (b) Balance 80% plus **maintenance** is payable in eight equal monthly installments, commencing on or before the 7th day of every month.
- (c) Contribution by installment is 5% higher than down payment.

Additional amounts to be paid are as under:

- (a) Rs.250/- for share capital, Rs.5/- for entrance fee and Rs.9,250/- for preliminary expenses, totaling Rs.9,505/- only, are payable per unit at the time of booking.
- (b) Rs.20000/- only as a token fee (non-refundable) towards **facilities of CLUB** etc., subject to the terms and conditions to be formulated, is payable at the time of booking. The rules and regulations regarding token membership fee, entry cards, entrance to the precincts of the club, and the usage of club facilities will be as per the decisions of the **CLUB** from time to time.
- (c) Adhoc maintenance charges @ Rs.40/- per sq. yd. of net plot area is payable to cover common maintenance, repairs, common electricity burning, salaries, repairs and replacement of only common properties and other common expenses etc. for initial 48 months. This amount is tentatively worked out on the basis of present rate/s of electricity and other expenses and contribution towards sinking fund for meeting with future expenses related to maintenance (eg. Paints, Roads, Street lights, New tube well etc.) This amount is payable, irrespective of whether the plot is built upon or not. This is essential in order to have a minimum decent standard of maintenance. If this amount is found to be insufficient to cover the monthly expenses, during the above period or thereafter, additional amounts shall be payable by each plot-holder to the management as and when asked for.
- (d) Stamp Duty, registration fees, etc., as applicable and also eligible for loan, subject to norms of financial institutions.
- (e) Some plots have mango trees for which an additional amount of Rs. 5000/- per tree is payable at the time of booking.

(f) All fresh levies including legal charges, other charges and expenses etc., as applicable at the time of possession.

(g) Expenditure towards electric power supply system for individual plot (i.e. GEB cable cost, sub-station cost, related civil works costs, etc.) will be payable as actuals.

(h) Extra optional civil and/or other works, construction etc., if any.

(i) Additional amount payable on delayed payment of instalments @ 2.50% per month (not applicable in case of Down Payment Plan) up to a delay of 3 months. **If the delay is more than 3 months, the booking will be cancelled automatically.**

N.B.: Variations are likely in areas, dimensions, land status and layout. Final amount payable will be as per the actual site area determined at the time of possession. Moreover, some changes may arise in boundary lines, plots, common plots, etc., for upgrading the scheme and/or for incorporating expansion of the scheme.

Some plots shown are for agricultural use (commercial terms for which may be different), and these will also be part of SURAMYA-SEVEN scheme. Some or all of these agricultural use plots may be granted permission for Non-Agricultural use in future, in which case they may be subdivided and such subdivided plots will also be part of SURAMYA-SEVEN scheme and all the facilities mentioned herein or elsewhere will also be enjoyed by such unit holders of these subdivided plots. Holders of agricultural use plots shall be eligible to enjoy all such facilities.

Due to natural topography of the neighborhood area, some portion of our scheme is likely to be water logged for some time in monsoon, as it happens once in a while in cities like Ahmedabad and Mumbai.

Society shall have exclusive rights to change, expand or revise or abandon altogether the scheme or any part thereof or any details there in including specifications or extend by incorporating additional land/s whether contiguous or non-contiguous to the existing land of the scheme or part thereof, make changes including roads, road widths, areas and sizes and/or locations of common plots, change entrance of the scheme, remove common plot/s altogether, etc., whenever and wherever admissible under the rules / laws and rationalize boundaries of some or all of the plots and/or the entire scheme or any detail thereof and make one or more sub-divisions of any unit or combine two or more units of the scheme, merge common passages / plots / roads with units whenever feasible and all such changes, revisions, expansions sub-divisions and/or combinations, additions, removals, deletions, etc. shall be binding to all.

**(a) Acceptance of deposits towards booking of the unit is subject to the rules and regulations of the scheme, brochure, application forms, effective sheet/plan, commercial terms, etc.**

**(b) No plot will be considered allotted without payment of full booking amount and completion of Membership Formality. Entire payment, including all additional amounts, is to be made before possession.**

**(c) Rates are subject to change without prior notice. If any revision in rates takes place even when decision making is in progress or the full booking amount or the entire payment including maintenance has not been paid in time, in that event, the Revised Rates shall be applicable.**

All payments by a/c payee cheques / demand drafts/ bank slips payable at Ahmedabad and in favour of "NANDOLI CO-OP. HOUSING. SOC. LTD." / "SYNTHESIS SPACELINKS PVT. LTD."

**All possible loan papers will be made available for allotment of plots, stamp duty etc., as well as for construction of cottages/ bungalows from various financial institutions wherever and whenever possible.**

**FEB 2011**