

SPECIAL SCHEMES



Subvention Payment Plan

<i>Project Milestones</i>	<i>Payment</i>
Booking Amount	8 Lacs
Within 30 days from allotment	10% of Total Cost* - Booking Amount
Bank Disbursement	75% of Total Cost*
On offer of Possession	15% Of Total Cost* + Registration Charges+ Stamp Duty + IFMS + All Other Charges+ PBC

* TOTAL COST = BSP + EDC & IDC + PLC + Club Membership

PLP (30:10:60) Payment Plan

<i>Project Milestones</i>	<i>Charges (%)</i>	
On Booking	Basic	5%
Within 30 days of booking (PDC mandatory at the time of booking)	Basic	5%
Within 60 days of allotment	Basic	10%
Within 90 days of allotment	Basic	10%
	EDC & IDC + PLC	100%
On completion of Super Structure or one year of allotment whichever is later	Basic	10%
On offer of Possession	Basic	60%
	IFMS + PBC + Club Membership + Stamp Duty + Registration Charges + Other charges	100%

Notes:

- All Cheques/Drafts to be made in favor of "Lotus Greens A/c- Woodview Residences"
- The Service tax at an applicable rate shall be payable along with each installment or as and when demanded by the Company as per government rules and regulations.
- The above installment plan shall become payable on demand irrespective of the order in which they are listed.
- The Applicant(s) shall be solely liable and responsible to deduct and deposit the TDS as per Section 194 (1A) of the Income Tax Act and to comply with other provisions of the Act in this regard.
- In addition to above, the Allottee shall also pay Individual Electricity Connection/Meter Charges, Water Connection Charges, Sewerage Connection Charges, any kind of Govt. Charges, Levies, Taxes including any kind of development charges, Taxes, Service Tax, VAT, WCT, Cess etc. as may be applicable, levied, imposed from time to time, and any other charges, if any which may be applicable and payable, in addition to the BSP, in terms of the Application Form / Buyer Agreement.
- The applicable Stamp Duty, Registration Charges and other charges shall be payable by the Applicant(s) on offer of possession of the said Unit.
- EDC- External Development Charges; IDC- Infrastructure Development Charges; IFMS-Interest Free Maintenance Security; BSP-Basic Sale Price; PLC – Preferential Location Charges; PBC- Power Back-up Equipment Charges.

PAYMENT PLANS



Construction Linked Payment Plan- Fully Finished

Project Milestones	Payment (Total % of BSP)	Other Charges
Booking	Booking Amount	
Within 30 days from allotment	8.5% - Booking amount	
Within 60 days from allotment	8.5%	
Start of Construction	8.5%	50% of EDC & IDC
On casting of Basement Roof Slab	8.5%	50% of EDC & IDC+ 50% of PLC
On casting of Upper Ground Floor Roof Slab	8.5%	50% of PLC
On casting of First Floor Roof Slab	8.5%	100% Club Membership
On Casting of Second Floor Roof	8.5%	
On Completion of Brick Work	13.5%	
On Completion of Internal Flooring	13.5%	
On Completion of Internal Wood Work	5.0%	
On Offer of Possession	8.5%	IFMS+ Stamp Duty+ Registration Charges + PBC+Other charges
TOTAL	100%	

Down Payment Plan (10% Rebate)

Project Milestones	Payment
Booking	Booking Amount
Within 60 days from allotment	Complete 91.5% of BSP+ 100% of (PLC+ Club Membership+ EDC & IDC)
On Offer of Possession	8.5% of BSP+ IFMS+Stamp Duty+ Registration Cost+ PBC + All Other Charges

Notes:

- All Cheques/Drafts to be made in favor of "Lotus Greens A/c- Woodview Residences"
- The Service tax at an applicable rate shall be payable along with each installment or as and when demanded by the Company as per government rules and regulations.
- The above installment plan shall become payable on demand irrespective of the order in which they are listed.
- The Applicant(s) shall be solely liable and responsible to deduct and deposit the TDS as per Section 194 (1A) of the Income Tax Act and to comply with other provisions of the Act in this regard.
- In addition to above, the Allottee shall also pay Individual Electricity Connection/Meter Charges, Water Connection Charges, Sewerage Connection Charges, any kind of Govt. Charges, Levies, Taxes including any kind of development charges, Taxes, Service Tax, VAT, WCT, Cess etc. as may be applicable, levied, imposed from time to time, and any other charges, if any which may be applicable and payable, in addition to the BSP, in terms of the Application Form / Buyer Agreement.
- The applicable Stamp Duty, Registration Charges and other charges shall be payable by the Applicant(s) on offer of possession of the said Unit.
- EDC- External Development Charges; IDC- Infrastructure Development Charges; IFMS-Interest Free Maintenance Security; BSP-Basic Sale Price; PLC – Preferential Location Charges; PBC- Power Back-up Equipment Charges.

PAYMENT PLANS



Construction Linked Payment Plan - Bareshell Units

Project Milestones	Payment (Total % of BSP)	Other Charges
Booking	Booking Amount	
Within 30 days from allotment	8.5% - Booking Amount	
Within 60 days from allotment	8.5%	
Start of Construction	8.5%	50% of EDC & IDC
On casting of Basement Roof Slab	8.5%	50% of EDC & IDC+ 50% of PLC
On casting of Upper Ground Floor Roof Slab	8.5%	50% of PLC
On casting of First Floor Roof Slab	8.5%	100% Club Membership
On Casting of Second Floor Roof	8.5%	
On Completion of Brick Work	13.5%	
On Completion of External Facade	13.5%	
On Completion of Stilt and Staircase	5.0%	
On Offer of Possession	8.5%	IFMS+ Stamp Duty+ Registration Charges + PBC+Other charges
TOTAL	100%	

Notes:

- All Cheques/Drafts to be made in favor of "Lotus Greens A/c- Woodview Residences"
- The Service tax at an applicable rate shall be payable along with each installment or as and when demanded by the Company as per government rules and regulations.
- The above installment plan shall become payable on demand irrespective of the order in which they are listed.
- The Applicant(s) shall be solely liable and responsible to deduct and deposit the TDS as per Section 194 (1A) of the Income Tax Act and to comply with other provisions of the Act in this regard.
- In addition to above, the Allottee shall also pay Individual Electricity Connection/Meter Charges, Water Connection Charges, Sewerage Connection Charges, any kind of Govt. Charges, Levies, Taxes including any kind of development charges, Taxes, Service Tax, VAT, WCT, Cess etc. as may be applicable, levied, imposed from time to time, and any other charges, if any which may be applicable and payable, in addition to the BSP, in terms of the Application Form / Buyer Agreement.
- The applicable Stamp Duty, Registration Charges and other charges shall be payable by the Applicant(s) on offer of possession of the said Unit.
- EDC- External Development Charges; IDC- Infrastructure Development Charges; IFMS-Interest Free Maintenance Security; BSP-Basic Sale Price; PLC – Preferential Location Charges; PBC- Power Back-up Equipment Charges.

SPECIFICATIONS

(Fully Finished Unit)



Location	Area	Specifications
Drawing/Dining	Flooring Wall Ceiling	Imported Marble Pop Punning with Healthy Acrylic emulsion Paint Oil Bound Distemper with designer cornice
Master Bedroom	Flooring Wall Ceiling	Engineered Wood Flooring POP Punning with Healthy Acrylic Emulsion Paint Oil Bound Distemper with designer cornice
Bedrooms	Flooring Wardrobes Wall Ceiling	Laminated Wooden Flooring Modular Wardrobes with imported hardware POP Punning with Healthy Acrylic emulsion Paint Oil Bound Distemper with designer cornice
Kitchen	Flooring Kitchen Wall Ceiling	Imported Marble International Style Modular Kitchen with Exhaust, Hob and Chimney, Granite counter top, stainless steel sink and cp fittings Dado/Tiles up to 2 feet above the counter and rest Healthy Acrylic Emulsion Paint Oil Bound Distemper with designer cornice
Toilets	Flooring Wall Fittings& Fixtures Ceiling	Matt Finish Homogeneous Ceramic Tiles Vitrified Tiles Digital Ceramic Tiles Jaquar/Grohe/Duravit/ Kohler/Equivalent OBD /False Ceiling/ MR Board
Basement	Flooring Wall Ceiling	Matt finished Ceramic/Vitrified Tiles OBD OBD
Balcony	Flooring Wall Ceiling Railing	Matt finished Anti-Skid Ceramic Tiles Weather Proof External Texture Paint OBD SS with Glass on front side MS Railing on the rear side
Staircase	Flooring Wall	Granite Flooring External Texture paint MS Handrail with hardwood tops
Stilt	Flooring Wall Ceiling	Heavy duty antiskid tiles/ Cobble Stone in parking area. External Texture paint OBD
General	HVAC DG Electrical Fixtures Elevator Door Windows/Glazings Entrance Lobby door Terrace Treatments	VRV/VRF AC Units 24X7 Power Backup Light Fittings in common areas & balconies only Copper wiring in PVC Conduits Branded MRL type Veneer Finish flush door/Skin moulded panel door UPVC glazing with toughened Glass Door with Video phone Landscaped Terraces with ornamental elevation features

SPECIFICATIONS

(Bareshell Unit)



Location	Area	Specifications
Drawing/Dining	Flooring Wall Ceiling Door Windows	Bare Concrete Floor Unplastered Masonry Wall Bare Concrete Veener Finish UPVC glazing with toughned Glass
Master Bedrooms	Flooring Wardrobes Wall Ceiling Door Windows	Bare Concrete Floor Not applicable Unplastered Masonry Wall Bare Concrete Not Applicable UPVC glazing with toughned Glass
Bedrooms	Flooring Wardrobes Wall Ceiling Door Windows	Bare Concrete Floor Not Applicable Unplastered Masonry Wall Bare Concrete Not Applicable UPVC glazing with toughned Glass
Kitchen	Flooring Kitchen Wall Ceiling Windows	Bare Concrete Floor Single Point Water Supply Inlet & Drain Outlet Unplastered Masonry Wall Bare Concrete UPVC glazing with toughned Glass
Bathrooms	Flooring Wall Fittings & Fixtures Ceiling Door	Water proofing with floor traps & drain provisions Unplastered Masonry Wall with Single point Water Supply Inlet Not Applicable Bare Concrete Not Applicable
Basement	Flooring Wall Ceiling Door	Bare Concrete Floor Unplastered Masonry Wall Bare Concrete Not Applicable
Balcony	Flooring Wall Ceiling Railing	Water proofing with drain provision External Texture paints OBD SS with Glass on front side MS Railing on the rear side
Staircase & Lobby	Flooring Wall Door	Granite Flooring External Texture paint MS Handrail with hardwood tops Glass Door at Entrance only
General	HVAC Electrical Fixtures Elevator Glazing Terrace	Not applicable Power Supply at single point / DB inside the house. Fittings in common areas & balconies only. MRL Common for 6 units, No personal Elevators. UPVC glazing with toughned Glass Ceramic Tiles

SPECIFICATIONS



Power Backup (Bareshell and Fully finished units)

100% DG Power back up as mentioned below:-

S. No.	Plot Description	Typology	Power back up
1	2 BHK	All Floors	Not exceeding 4 KVA per unit
2	3 BHK	Basement +Ground floor	Not exceeding 9 KVA per unit
		First Floor + Second Floor	Not exceeding 5 KVA per unit
3	3 BHK + FAMILY LOUNGE	Basement +Ground floor	Not exceeding 9 KVA per unit
		First Floor + Second Floor	Not exceeding 5 KVA per unit
4	3 BHK+ FAMILY LOUNGE+STUDY +SQ	Basement +Ground floor	Not exceeding 10 KVA per unit
		First Floor + Second Floor	Not exceeding 5 KVA per unit
5	4 BHK+ FAMILY LOUNGE+STUDY +SQ	Basement +Ground floor	Not exceeding 14 KVA per unit
		First Floor + Second Floor	Not exceeding 7 KVA per unit

DG capacity shall be 65% of the load factor and 70% overall diversity for units and common areas.