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ANNEXURE-A
PAYMENT PLAN
(Shubhangan 2- Panipat)

MODEL PAYMENT PLAN	
MILESTONE	PAYMENT
AT THE TIME OF BOOKING	10% OF SALE CONSIDERATION
UPON PAYMENT OF 10%	BBA WILL GET ISSUED WITHIN 45 DAYS
UPON START OF EARTH FILING WORK	10% OF SALE CONSIDERATION
UPON START OF SEWERAGE WORK	10% OF SALE CONSIDERATION
UPON START OF STORM WATER LINE	10% OF SALE CONSIDERATION
UPON START OF LAYING OF WATER SUPPLY LINE	10% OF SALE CONSIDERATION
UPON START OF INTERNAL ROAD WORKS	20% OF SALE CONSIDERATION
UPON START OF ELECTRICIFICATIONS WORKS	10% OF SALE CONSIDERATION
UPON START OF LANDSCAPING WORK	10% OF SALE CONSIDERATION
ON RECEIVING OF COMPLETION CERTIFICATE OR OFFER OF POSSESSION	10% OF SALE CONSIDERATION+ OTHER CHARGES*

OTHER CHARGES* (include the following):

I.F.M.S	INR 1,00,000/- (one time)
EDC/IDC	INR 2800/- PER SQ. YRDS. (one time)
PLC; GREEN / CORNER / WIDE ROAD (if Applied)	10% OF Basic Sale Price for each

Note:

- Sale Consideration = (BSP + GST + PLC as Applicable)
- Abbreviations: BSP- Basic Sale Price, SC- Sale Consideration, EDC- External Development Charges, IDC- Internal Development Charges, IFMS- Interest Free Maintenance Security, PLC- Preferential Location Charges.
- The final amount of the above-mentioned charges shall be communicated at the time of offer of possession, as these charges cannot be quantified at this stage and shall be demanded extra as applicable and/or as per actuals.
- The amounts mentioned herein are exclusive of all taxes, charges, levies, duties, cess etc., including but not limited to TDS, GST and its effect, Krishi Kalyan Cess, Swachh Bharat Cess, Local body tax, lease rentals, and/ or all other direct/ indirect taxes/ duties, impositions, stamp duty, registration fees, both present and future, applicable levied by the Central and/or State Government and/or any local, public or statutory authorities/ bodies in respect of the Plot and/or the transaction contemplated herein and/or in respect of the Total Price and/or the other amounts shall be payable by the Allottee. The quantum of such taxes, levies, duties, cesses, charges as decided/quantified by the Promoter shall be binding on the Allottee/s.
- The Allottee/s shall pay all charges and expenses including but not limited to professional costs of the Attorney-at-Law/Advocates of the Promoter, with respect to formation of Association, membership fees/ Share Money (as the case may be), Legal Charges, Society formation and consultancy retainer fees etc. including, for preparing its rules, regulations and bye-laws and the cost of preparing and engrossing the assignment of sale deed etc. which shall be payable additionally by the Allottee.
- In addition to above, the prevailing stamp duty, registration fee, administration expenses and professional costs of the attorney-at-Law/Advocates of the Promoter for the execution and registration of the Agreement for Sale and Conveyance/Sale Deed of the Plot and Sale Deed of the Common Areas to the Association shall be payable by the Allottee/s.
- The Allottee/s shall pay interest/ penalty/ loss that may be incurred by the Promoter on account of his/her failure and/ or delay to pay such taxes, levies, cess, statutory charges etc.



- The amounts mentioned as other charges and outgoings are provisional and based on estimates. If there is any increase due to actual cost incurred or demands by statutory authorities and/ or otherwise, such shortfall shall be paid by the Allottee/s.
- Possession date will be as per the terms of allotment or agreement to sell from the date of start of development work for the project subject to Force-Majure conditions. Possession related charges include, but not limited to, Electrical connection & Electric Meter Charges, Water Meter Charges. These will be charges separately as per prevailing rates.
- One-time road resurfacing charges shall be charged as and when applicable.
- Total Price as mentioned above does not include (i) property tax, local body tax, or other taxes, which are leviable or become leviable under the provisions of the applicable laws or any amendments thereto pertaining or relating to the sale of Plot; (ii) cost of running, maintenance and operation of Common Areas of the Project; or (iii) for any rights and interest over the Commercial Area (except for a right to use Common Areas on such terms and conditions as may be prescribed by the Promoter which shall be uniformly applicable for all allottee at the Project); or (iv) for any rights over areas reserved/ restricted for any other allottee/ right-holder at the Project; or (v) for any rights over areas to be transferred by the Promoter to third parties as per applicable laws.
- All payments must be made by Cheque/DD only in the favor of "M/s Sunbreeze Builders and Developers Pvt. Ltd." payable at par.
- The Above mentioned area is subject to Area Audit.
- All disputes shall be subject to Panipat jurisdiction only.

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