

"PRESIDENTIAL TOWER" - PRICE LIST - JUNE 2015

(Including Premium Floor Rise Charges)

S.No.	Type of Flat	3 BHK	3 BHK	3 BHK	4 BHK	Rate Per Sft.	Floor No.
1	Super Built Area (Sft)	2310	2335	2415	3055		
2	Basic Rate per sqft.	Rs. 10,000	Rs. 10,000	Rs. 10,000	Rs. 10,000		Lobby
	Cost of Apartment	Rs. 23,100,000	Rs. 23,350,000	Rs. 24,150,000	Rs. 30,550,000	10000	2nd Floor
	Cost Break Up						
	(i) Land Cost : Rs.6000/- psqft	Rs. 13,860,000	Rs. 14,010,000	Rs. 14,490,000	Rs. 18,330,000	10000	3rd Floor
	(ii) Construction Cost : Rs.4000/- psqft	Rs. 9,240,000	Rs. 9,340,000	Rs. 9,660,000	Rs. 12,220,000	10000	4th Floor
3	Car Park (Each : Rs. 5 Lakhs) (4 BHK gets 2 Car Parks with addl cost)	Rs. 500,000	Rs. 500,000	Rs. 500,000	Rs. 1,000,000	10025	5th Floor
4	Power, DG and STP Charges @ Rs. 250/- Sft	Rs. 577,500	Rs. 583,750	Rs. 603,750	Rs. 763,750	10050	6th Floor
5	Club Membership Charges (Presidential Tower Club + Main Club)	Rs. 700,000	Rs. 700,000	Rs. 700,000	Rs. 700,000	10075	7th Floor
6	Reticulated pipe gas connection Charges	Rs. 30,000	Rs. 30,000	Rs. 30,000	Rs. 30,000	10100	8th Floor
7	VAT @ 14.5% (Construction cost + Car parking+PWS+Club House+Gas Pipe Connection charges) on 70% of Construction cost	Rs. 1,121,321	Rs. 1,132,106	Rs. 1,166,616	Rs. 1,493,446	10125	9th Floor
8	Service Tax @ 5.60% (Construction cost + Car parking+PWS+Club Charges+Gas Pipe Connection Charges)	Rs. 618,660	Rs. 624,610	Rs. 643,650	Rs. 823,970	10175	10th Floor
	Basic Agreement Value (A)	Rs. 26,647,481	Rs. 26,920,466	Rs. 27,794,016	Rs. 35,361,166	10225	11th Floor
9	Corpus/ Sinking Fund (to be paid at the time of possession)	Rs. 200,000	Rs. 200,000	Rs. 200,000	Rs. 200,000	10275	12th Floor
	Agreement Value for Corpus / Sinking Funds (B)	Rs. 200,000	Rs. 200,000	Rs. 200,000	Rs. 200,000	10325	13th Floor
10	Maintenance Charges @ Rs. 48/= per Sft. for the 1st year (Payable at the time of possession) + Service Tax @ 14%	Rs. 126,403	Rs. 127,771	Rs. 132,149	Rs. 167,170	10375	14th Floor
	Other Charges - Maintenance Charges (C)	Rs. 126,403	Rs. 127,771	Rs. 132,149	Rs. 167,170	10425	15th Floor
	TOTAL COST OF FLAT (A+B+C)	Rs. 26,973,884	Rs. 27,248,237	Rs. 28,126,164	Rs. 35,728,335	10475	16th Floor
						10525	17th Floor
						10575	18th Floor
						10625	19th Floor
						10675	20th Floor
						10700	21st Floor
						10775	22nd Floor
1	1st Installment to be paid on completion of 3rd basement slab - (5%)	Rs. 1,332,374	Rs. 1,346,023	Rs. 1,389,701	Rs. 1,768,058	10850	23rd Floor
2	2nd Installment to be paid on completion of 1st Floor Slab - (5%)	Rs. 1,332,374	Rs. 1,346,023	Rs. 1,389,701	Rs. 1,768,058	10925	24th Floor
3	3rd Installment to be paid on completion of 5th Floor Slab - (5%)	Rs. 1,332,374	Rs. 1,346,023	Rs. 1,389,701	Rs. 1,768,058	11000	25th Floor
4	4th Installment to be paid on completion of 10th Floor Slab - (5%)	Rs. 1,332,374	Rs. 1,346,023	Rs. 1,389,701	Rs. 1,768,058	11075	26th Floor
5	5th Installment to be paid on completion of 15th Floor Slab - (5%)	Rs. 1,332,374	Rs. 1,346,023	Rs. 1,389,701	Rs. 1,768,058	11150	27th Floor
6	6th Installment to be paid on completion of 20th Floor Slab - (5%)	Rs. 1,332,374	Rs. 1,346,023	Rs. 1,389,701	Rs. 1,768,058	11225	28th Floor
7	7th Installment to be paid on completion of 25th Floor Slab - (5%)	Rs. 1,332,374	Rs. 1,346,023	Rs. 1,389,701	Rs. 1,768,058	11300	29th Floor
8	8th Installment to be paid on completion of 30th Floor Slab - (5%)	Rs. 1,332,374	Rs. 1,346,023	Rs. 1,389,701	Rs. 1,768,058	11375	30th Floor
9	9th Installment to be paid on completion of 35th Floor Slab - (5%)	Rs. 1,332,374	Rs. 1,346,023	Rs. 1,389,701	Rs. 1,768,058	11475	31st Floor
10	10th Installment to be paid on completion of 40th Floor Slab - (5%)	Rs. 1,332,374	Rs. 1,346,023	Rs. 1,389,701	Rs. 1,768,058	11575	32nd Floor
11	11th Installment to be paid on completion of 45th Floor Slab - (5%)	Rs. 1,332,374	Rs. 1,346,023	Rs. 1,389,701	Rs. 1,768,058	11675	33rd Floor
12	12th Installment to be paid on completion of 50th Floor Slab - (5%)	Rs. 1,332,374	Rs. 1,346,023	Rs. 1,389,701	Rs. 1,768,058	11775	34th Floor
13	13th Installment to be paid on Possession + Corpus/ Sinking Fund + Maint.Charges (5%)	Rs. 1,658,777	Rs. 1,673,794	Rs. 1,721,850	Rs. 2,135,228	11875	35th Floor
	TOTAL	Rs. 26,973,884	Rs. 27,248,237	Rs. 28,126,164	Rs. 35,728,335	11975	36th Floor
						12075	37th Floor
						12175	38th Floor
						12275	39th Floor
						12375	40th Floor
						12500	41st Floor
						12625	42nd Floor
						12750	43rd Floor
						12875	44th Floor
						13000	45th Floor

Premium Charges Applicable for 'A' Block	
Series Nos	Premium Charges Psft
PA-02	400/- Psft
PA-03 & PA-04	500/- Psft

Premium Charges Applicable for 'B' Block	
Series Nos	Premium Charges Psft
PB-02	400/- Psft
PB-03 & PB-04	500/- Psft

NOTES

- a E-stamping charges extra to be borne by the customer at the time of execution of agreement as per prevailing rate
- b Cauvery water deposit and connection charges extra if provided by BWSSB (Approx. Rs. 1 lakh)
- c VAT & Service Tax as per the provisions/laws prevailing at the time of registration
- d Stamp Duty/Registration Fees payable at the time of Registration as per prevailing rates
- e Legal fees payable at the time of registration (Approx: Rs. 50K)
- f All cheques to be drawn in favour of "GOLDEN GATE PROPERTIES LTD."

- * Preintimation demand note of milestone/installment falling due will be informed/sent to customer 15 days earlier and demand note falls due on the date the milestone is achieved and to be paid by customer.
- * If the Purchaser chooses SBI, LIC or any other Nationalised Bank to finance the purchase of the property, Agreement of sale (AOS) needs to be signed within 7 days of booking
- * Prices are subject to change without notice
- * Depending car park or additional car parking charges will attract service tax @ 14%
- * PLC charges will attract service tax @14%

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"PRESIDENTIAL TOWER" - PRICE LIST - JUNE 2015

(Including Premium Floor Rise Charges)

S.No.	Type of Flat	3 BHK	Rate Per Sft.	Floor No.
1	Super Built Area (Sft)	1590		
2	Basic Rate per sqft.	Rs. 10,000		Lobby
	Cost of Apartment	Rs. 15,900,000	Rs. 10,000	2nd Floor
	Cost Break Up		Rs. 10,000	3rd Floor
	(i) Land Cost : Rs.6000/- psqft	Rs. 9,540,000	Rs. 10,000	4th Floor
	(ii) Construction Cost : Rs.4000/- psqft	Rs. 6,360,000	Rs. 10,000	5th Floor
3	Car Park (Each : Rs. 3 Lakhs) (1 car park)	Rs. 300,000	Rs. 10,025	6th Floor
4	Power, DG and STP Charges @ Rs. 250/- Sft	Rs. 397,500	Rs. 10,050	7th Floor
5	Club Membership Charges (Presidential Tower Club + Main Club)	Rs. 700,000	Rs. 10,075	8th Floor
6	Reticulated pipe gas connection Charges	Rs. 30,000	Rs. 10,100	9th Floor
7	VAT @ 14.5% (Construction cost + Car parking+PWS+Club House+Gas Pipe Connection charges) on 70% of Construction cost	Rs. 790,431	Rs. 10,125	10th Floor
8	Service Tax @ 5.60% (Construction cost + Car parking+PWS+Club Charges+Gas Pipe Connection Charges)	Rs. 436,100	Rs. 10,175	11th Floor
	Basic Agreement Value (A)	Rs. 18,554,031	Rs. 10,225	12th Floor
9	Corpus/ Sinking Fund (to be paid at the time of possession)	Rs. 200,000	Rs. 10,275	13th Floor
	Agreement Value for Corpus / Sinking Funds (B)	Rs. 200,000	Rs. 10,325	14th Floor
10	Maintenance Charges @ Rs. 48/= per Sft. for the 1st year (Payable at the time of possession) + Service Tax @ 14%	Rs. 87,005	Rs. 10,375	15th Floor
	Other Charges - Maintenance Charges (C)	Rs. 87,005	Rs. 10,425	16th Floor
	TOTAL COST OF FLAT (A+B+C)	Rs. 18,841,036	Rs. 10,475	17th Floor
			Rs. 10,525	18th Floor
			Rs. 10,575	19th Floor
			Rs. 10,625	20th Floor
Payment Schedule				
A	Booking Amount	Rs. 1,000,000	Rs. 10,625	20th Floor
B	Agreement of Sale - 20% of Basic Agreement Value, less booking amount (to be paid within 15 days from the date of booking)	Rs. 2,710,806	Rs. 10,700	21st Floor
C	Post Agreement - 15% of Basic Agreement Value (to be paid within 30 days of signing the agreement)	Rs. 2,783,105	Rs. 10,775	22nd Floor
1	1st Installment to be paid on completion of 3rd basement slab - (5%)	Rs. 927,702	Rs. 10,850	23rd Floor
2	2nd Installment to be paid on completion of 1st Floor Slab - (5%)	Rs. 927,702	Rs. 10,925	24th Floor
3	3rd Installment to be paid on completion of 5th Floor Slab - (5%)	Rs. 927,702	Rs. 11,000	25th Floor
4	4th Installment to be paid on completion of 10th Floor Slab - (5%)	Rs. 927,702	Rs. 11,075	26th Floor
5	5th Installment to be paid on completion of 15th Floor Slab - (5%)	Rs. 927,702	Rs. 11,150	27th Floor
6	6th Installment to be paid on completion of 20th Floor Slab - (5%)	Rs. 927,702	Rs. 11,225	28th Floor
7	7th Installment to be paid on completion of 25th Floor Slab - (5%)	Rs. 927,702	Rs. 11,300	29th Floor
8	8th Installment to be paid on completion of 30th Floor Slab - (5%)	Rs. 927,702	Rs. 11,375	30th Floor
9	9th Installment to be paid on completion of 35th Floor Slab - (5%)	Rs. 927,702	Rs. 11,475	31st Floor
10	10th Installment to be paid on completion of 40th Floor Slab - (5%)	Rs. 927,702	Rs. 11,575	32nd Floor
11	11th Installment to be paid on completion of 45th Floor Slab - (5%)	Rs. 927,702	Rs. 11,675	33rd Floor
12	12th Installment to be paid on completion of 50th Floor Slab - (5%)	Rs. 927,702	Rs. 11,775	34th Floor
13	13th Installment to be paid on Possession + Corpus/ Sinking Fund + Maint.Charges (5%)	Rs. 1,214,706	Rs. 11,875	35th Floor
	TOTAL	Rs. 18,841,036	Rs. 11,975	36th Floor
			Rs. 12,075	37th Floor
			Rs. 12,175	38th Floor
			Rs. 12,275	39th Floor
			Rs. 12,375	40th Floor
			Rs. 12,500	41st Floor
			Rs. 12,625	42nd Floor
			Rs. 12,750	43rd Floor
			Rs. 12,875	44th Floor
			Rs. 13,000	45th Floor

NOTES

- a E-stamping charges extra to be borne by the customer at the time of execution of agreement as per prevailing rate
- b Cauvery water deposit and connection charges extra if provided by BWSSB (Approx. Rs. 1 lakh)
- c VAT & Service Tax as per the rules/laws prevailing at the time of payment
- d Stamp Duty/Registration Fees payable at the time of Registration as per prevailing rates
- e Legal fees payable at the time of registration (Approx: Rs. 50K)
- f All cheques to be drawn in favour of "GOLDEN GATE PROPERTIES LTD."

* Preintimation demand note of mile stone/instalment falling due will be informed/sent to customer 15 days earlier and demand note falls due on the date the milestone is achieved and to be paid by customer.

* If the Purchaser chooses SBI, LIC or any other Nationalised Bank to finance the purchase of the property, Agreement of sale (AOS) needs to be signed within 7 days of booking

* Prices are subject to change without notice

* Depending car park or additional car parking charges will attract service tax @ 14%

* P.L.C charges will attract service tax @14%

Premium Charges Applicable for 'A' Block	
Series Nos	Premium Charges Psft
PA-02	400/- Psft
PA-03 & PA-04	500/- Psft

Premium Charges Applicable for 'B' Block	
Series Nos	Premium Charges Psft
PB-02	400/- Psft
PB-03 & PB-04	500/- Psft

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"PRESIDENTIAL TOWER" SKY VILLA - PRICE LIST - JUNE 2015

S.No.	Type of Flat	SKY VILLA	SKY VILLA	SKY VILLA	SKY VILLA	SKY VILLA
1	Super Built Area (Sft)	5270	5330	5690	5875	7030
2	Basic Rate per sqft.	Rs. 18,000	Rs. 18,000	Rs. 18,000	Rs. 18,000	Rs. 18,000
	Cost of Apartment	Rs. 94,860,000	Rs. 95,940,000	Rs. 102,420,000	Rs. 105,750,000	Rs. 126,540,000
	Cost Break Up					
	(i) Land Cost	Rs. 63,240,000	Rs. 63,960,000	Rs. 68,280,000	Rs. 70,500,000	Rs. 84,360,000
	(ii) Construction Cost	Rs. 31,620,000	Rs. 31,980,000	Rs. 34,140,000	Rs. 35,250,000	Rs. 42,180,000
3	Car Park (Each : Rs. 5 Lakhs) (4 BHK gets 2 Car Parks with addl cost)(Sky Villas get 3 Car parks)	Rs. 1,500,000	Rs. 1,500,000	Rs. 1,500,000	Rs. 1,500,000	Rs. 1,500,000
4	Power, DG and STP Charges @ Rs. 250/- Sft	Rs. 1,317,500	Rs. 1,332,500	Rs. 1,422,500	Rs. 1,468,750	Rs. 1,757,500
5	Club Membership Charges (Presidential Tower Club + Main Club)	Rs. 700,000	Rs. 700,000	Rs. 700,000	Rs. 700,000	Rs. 700,000
6	Reticulated pipe gas connection Charges	Rs. 30,000	Rs. 30,000	Rs. 30,000	Rs. 30,000	Rs. 30,000
7	VAT @ 14.5% (Construction cost + Car parking+PWS+Club House+Gas Pipe Connection charges) on 70% of Construction cost	Rs. 3,569,501	Rs. 3,607,564	Rs. 3,835,939	Rs. 3,953,298	Rs. 4,686,001
8	Service Tax @ 5.60% (Construction cost + Car parking+PWS+Club Charges+Gas Pipe Connection Charges)	Rs. 1,969,380	Rs. 1,990,380	Rs. 2,116,380	Rs. 2,181,130	Rs. 2,585,380
	Basic Agreement Value (A)	Rs. 103,946,381	Rs. 105,100,444	Rs. 112,024,819	Rs. 115,583,178	Rs. 137,798,881
9	Corpus/ Sinking Fund (to be paid at the time of possession)	Rs. 200,000	Rs. 200,000	Rs. 200,000	Rs. 200,000	Rs. 200,000
	Agreement Value for Corpus / Sinking Fund (B)	Rs. 200,000	Rs. 200,000	Rs. 200,000	Rs. 200,000	Rs. 200,000
10	Maintenance Charges @ Rs. 48/= per Sft. for the 1st year (Payable at the time of possession) + Service Tax @ 14%	Rs. 288,374	Rs. 291,658	Rs. 311,357	Rs. 321,480	Rs. 384,682
	Other Charges - Maintenance Charges (C)	Rs. 288,374	Rs. 291,658	Rs. 311,357	Rs. 321,480	Rs. 384,682
	TOTAL COST OF FLAT (A+B+C)	Rs. 104,434,756	Rs. 105,592,101	Rs. 112,536,176	Rs. 116,104,658	Rs. 138,383,563
Payment Schedule						
A	Booking Amount	Rs. 5,000,000	Rs. 5,000,000	Rs. 5,000,000	Rs. 5,000,000	Rs. 5,000,000
B	Agreement of Sale - 20% of Basic Agreement Value, less booking amount (to be paid within 15 days from the date of booking)	Rs. 15,789,276	Rs. 16,020,089	Rs. 17,404,964	Rs. 18,116,636	Rs. 22,559,776
C	Post Agreement - 15% of Basic Agreement Value (to be paid within 30 days of signing the agreement)	Rs. 15,591,957	Rs. 15,765,067	Rs. 16,803,723	Rs. 17,337,477	Rs. 20,669,832
1	1st Installment to be paid on completion of 3rd basement slab - (5%)	Rs. 5,197,319	Rs. 5,255,022	Rs. 5,601,241	Rs. 5,779,159	Rs. 6,889,944
2	2nd Installment to be paid on completion of 1st Floor Slab - (5%)	Rs. 5,197,319	Rs. 5,255,022	Rs. 5,601,241	Rs. 5,779,159	Rs. 6,889,944
3	3rd Installment to be paid on completion of 5th Floor Slab - (5%)	Rs. 5,197,319	Rs. 5,255,022	Rs. 5,601,241	Rs. 5,779,159	Rs. 6,889,944
4	4th Installment to be paid on completion of 10th Floor Slab - (5%)	Rs. 5,197,319	Rs. 5,255,022	Rs. 5,601,241	Rs. 5,779,159	Rs. 6,889,944
5	5th Installment to be paid on completion of 15th Floor Slab - (5%)	Rs. 5,197,319	Rs. 5,255,022	Rs. 5,601,241	Rs. 5,779,159	Rs. 6,889,944
6	6th Installment to be paid on completion of 20th Floor Slab - (5%)	Rs. 5,197,319	Rs. 5,255,022	Rs. 5,601,241	Rs. 5,779,159	Rs. 6,889,944
7	7th Installment to be paid on completion of 25th Floor Slab - (5%)	Rs. 5,197,319	Rs. 5,255,022	Rs. 5,601,241	Rs. 5,779,159	Rs. 6,889,944
8	8th Installment to be paid on completion of 30th Floor Slab - (5%)	Rs. 5,197,319	Rs. 5,255,022	Rs. 5,601,241	Rs. 5,779,159	Rs. 6,889,944
9	9th Installment to be paid on completion of 35th Floor Slab - (5%)	Rs. 5,197,319	Rs. 5,255,022	Rs. 5,601,241	Rs. 5,779,159	Rs. 6,889,944
10	10th Installment to be paid on completion of 40th Floor Slab - (5%)	Rs. 5,197,319	Rs. 5,255,022	Rs. 5,601,241	Rs. 5,779,159	Rs. 6,889,944
11	11th Installment to be paid on completion of 45th Floor Slab - (5%)	Rs. 5,197,319	Rs. 5,255,022	Rs. 5,601,241	Rs. 5,779,159	Rs. 6,889,944
12	12th Installment to be paid on completion of 50th Floor Slab - (5%)	Rs. 5,197,319	Rs. 5,255,022	Rs. 5,601,241	Rs. 5,779,159	Rs. 6,889,944
13	13th Installment to be paid on Possession + Corpus/ Sinking Fund + Maint.Charges (5%)	Rs. 5,685,693	Rs. 5,746,680	Rs. 6,112,598	Rs. 6,300,639	Rs. 7,474,626
	TOTAL	Rs. 104,434,756	Rs. 105,592,101	Rs. 112,536,176	Rs. 116,104,658	Rs. 138,383,563

NOTES

a	E-stamping charges extra to be borne by the customer at the time of execution of agreement as per prevailing rate
b	Cauvery water deposit and connection charges extra if provided by BWSSB (Approx. Rs. 1 lakh)
c	VAT & Service Tax as per the rules/laws prevailing at the time of payment
d	Stamp Duty/Registration Fees payable at the time of Registration as per prevailing rates
e	Legal fees payable at the time of registration (Approx: Rs. 50K)
f	All cheques to be drawn in favour of "GOLDEN GATE PROPERTIES LTD."

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