

PRICE LIST -THE WESTERLIES													
PARTICULARS	Villa (sq. feet)					Plots ( sq. yrds)							
	215	251	358	450	552	359	450.89	552	586.04	700	804	900	1200
UNIT AREA (IN SYDS )						N.A							
SALEABLE AREA ( IN SFT)	4486	5222	6824	8397	8998	N.A							
BASIC SALE PRICE -Villa (sq ft)	27000000	31000000	42500000	52000000	60000000	N.A							
BASIC SALE PRICE-Plot(sq yds)						55000	55000	55000	55000	55000	55000	55000	55000
EDC/SYD	4474	4474	4474	4474	4474	4474	4474	4474	4474	4474	4474	4474	4474
IDC/SYD	825	825	825	825	825	825	825	825	825	825	825	825	825
PLC	2025000	2325000	3187500	3900000	4500000	8250	3300	6600	8250	6600	8250	3300	6600
BASIC SALE PRICE	27000000	31000000	42500000	52000000	60000000	19745000	24798950	30360000	32232200	38500000	44220000	49500000	66000000
SERVICE TAX @ 3.708%	1001160	1149480	1575900	1928160	2224800								
NET BASIC PRICE	28001160	32149480	44075900	53928160	62224800	19745000	24798950	30360000	32232200	38500000	44220000	49500000	66000000
EXTERNAL DEVELOPEMNT CHARGES	961910	1122974	1601692	2013300	2469648	1606166	2017281.9	2469648	2621943	3131800	3597096	4026600	5368800
INFRASTRUCTURE DEVELOPMENT CHARGES	177375	207075	295350	371250	455400	296175	371984.25	455400	483483	577500	663300	742500	990000
SERVICE TAX @ 3.708%	42245	49318	70342	88419	108461								
TOTAL EDC & IDC CHARGES	1181530	1379367	1967384	2472969	3033509	1902341	2389266	2925048	3105426	3709300	4260396	4769100	6358800
TOTAL PLC	2025000	2325000	3187500	3900000	4500000	2961750	1487937	3643200	4834830	4620000	6633000	2970000	7920000
SERVICE TAX @ 3.708%	75087	86211	118193	144612	166860								
	31282777	35940058	49348977	60445741	69925169	24609091	28676153	36928248	40172456	46829300	55113396	57239100	80278800
Interest Free Maintenance Security Deposit (IFMSD)	86000	100400	143200	180000	220800	143600	180356	220800	234416	280000	321600	360000	480000
GRAND TOTAL	31368777	36040458	49492177	60625741	70145969	24752691	28856509	37149048	40406872	47109300	55434996	57599100	80758800

1) The above Basic Sale Price is valid as on date.  
2) Service Tax shall be payable as per the Government rules and regulations and shall be payable with each instalment(s).  
3) External Development Charges [EDC] & Infrastructure Development Charges [IDC] and other incidental charges thereon are as presently applicable. Future upward/downward revision by the Government shall be charged /refunded as in case may be.  
4) Other charges towards Electric Sub Station and meter charges, water supply and consumption charges, sewage connection charges and any other charges levied by the Competent Authority will be proportionately charged. Additional amounts towards compliance of Haryana Apartment Ownership Act, 1963 (as amended time to time) and rules thereunder shall be payable at the time of offer of possession at prevailing rates.  
5) The terms and conditions as per the application form and the Plot Buyer Agreement shall be applicable  
6) Actual sizes may marginally vary and final costing will be done upon possession.

The above plans are subject to change at the sole discretion of the company without any prior notice.

PLC - PLOTS	
Single PLC (6% of BSP)	3300/ sq yrd
Double PLC (12% of BSP)	6600/ sq. yrd
Triple PLC & Above (15% of BSP)	8250/ sq. yrd

\*S. tax is not applicable on plots  
\* IFMSD : Rs. 400 per sq yrd

PLC - VILLAS	
Single PLC	3%
Double PLC	6%
Triple PLC & Above	7.5%