

Project:	Saldanha Garden Phase II
RERA Registration no.	PRGO07211368
Location	Bhattwadi, Mapusa Bicholim Road, Opp. Hotel D'Lila, Mulgao, Bicholim Goa.
Description of the Project	This project consists of 1 shop, 28 Single bedroom apartments & 2 Double Bedroom apartments.
Amenities	Swimming pool, Lift, Landscape garden, 24 hrs security, gated complex.
Possession	12-18 months from the date of signing the agreement
Site Engineer Mobile no.	8308138600 (Mr. Krishna)

Block A

Flat No.	Carpet area sq.mt.	Balcony Carpet area	Super Built up area sq.mt.	Rate sq.mt.	Total	DESC.	Booked by
First Floor							
A-101	35.99	9.62	66.3	47000	3523590	1 BHK	Sold out
Terrace			17.34	23500			
Second Floor							
A-201	35.78	9.62	66.3	47000	3116100	1 BHK	
A-202	59.28	14.83	105.47	47000	5625900	2BHK	
Terrace			28.46	23500			
Third Floor							
A-301	35.78	9.62	66.3	47000	3116100	1 BHK	
A-302	59.28	14.83	105.47	47000	4957090	2 BHK	
Fourth Floor							
A-401	35.78	9.62	66.3	47000	3116100	1 BHK	
Block B							
Block B1							
Flat No.	Carpet area sq.mt.	Balcony Carpet area	Super Built up area sq.mt.	Rate sq.mt.	Total	DESC.	Booked by
First Floor							
B1-101	35.08	9.81	61.58	47000	2894260	1 BHK	Sold out
B1-102	36.03	9.45	61.54	47000	2892380	1 BHK	

<u>Second Floor</u>							
B1-201	35.08	9.81	61.58	47000	2894260	1 BHK	
B1-202	36.03	9.45	61.54	47000	2892380	1 BHK	
<u>Third Floor</u>							
B1-301	35.08	9.81	61.58	47000	2894260	1 BHK	
B1-302	36.03	9.45	61.54	47000	2892380	1 BHK	
<u>Fourth Floor</u>							
B1-401	35.08	9.81	61.58	47000	2894260	1 BHK	
B1-402	36.03	9.45	61.54	47000	2892380	1 BHK	
<u>Block B2</u>							
	Carpet area sq.mt.	Balcony Carpet area	Super Built up area sq.mt.	Rate sq.mt.	Total	DESC.	Booked by
Flat No.							
<u>First Floor</u>							
B2-101	36.03	9.45	60.64	47000	2850080	1 BHK	
B2-102	36.31	9.33	60.8	47000	2857600	1 BHK	
<u>Second Floor</u>							
B2-201	36.03	9.45	60.64	47000	2850080	1 BHK	
B2-202	36.31	9.33	60.8	47000	2857600	1 BHK	
<u>Third Floor</u>							
B2-301	36.03	9.45	60.64	47000	2850080	1 BHK	
B2-302	36.31	9.33	60.8	47000	2857600	1 BHK	
<u>Fourth Floor</u>							
B2-401	36.03	9.45	60.64	47000	2850080	1 BHK	
B2-402	36.31	9.33	60.8	47000	2857600	1 BHK	
<u>Block B3</u>							
	Carpet area sq.mt.	Balcony Carpet area	Super Built up area sq.mt.	Rate sq.mt.	Total	DESC.	Booked by
Flat No.							
<u>First Floor</u>							
B3-101	36.31	9.33	60.73	47000	2854310	1 BHK	
B3-102	36.31	9.33	61.47	47000	2889090	1 BHK	
<u>Second Floor</u>							
B3-201	36.31	9.33	60.73	47000	2854310	1 BHK	
B3-202	36.31	9.33	61.47	47000	2889090	1 BHK	

Third Floor							
B3-301	36.31	9.33	60.73	47000	2854310	1 BHK	
B3-302	36.31	9.33	61.47	47000	2889090	1 BHK	
Fourth Floor							
B3-401	36.31	9.33	60.73	47000	2854310	1 BHK	
B3-402	36.31	9.33	61.47	47000	2889090	1 BHK	

Saldanha Garden Phase II Terms of payment:

	Terms of Payments	A & B
A	Signing of Agreement	20%
B	Comm. of Foundation	10%
C	On Compl. of plinth	10%
D	Comm. Of 1st Slab	10%
E	Comm. Of 2nd Slab	10%
F	Comm. Of 3rd Slab	5%
G	Comm. Of 4th slab	5%
H	Comm. Of 5th slab	5%
I	Comm. Of Masonary	5%
J	Comm. Of Internal Plastering	5%
K	Comm. Of External Plastering	5%
L	Fixing of Flooring	5%
M	Possession	5%

Additional Cost

Legal charges for the drafting, preparation and registration of agreement.	Rs. 5900/-
Stamp duty for agreement for sale:-	2.9% on Agreement Value
Agreement registration and processing fees :-	3% on agreement value
GST	5% on agreement value
Payable at the time of possession	
Documentation fees for Society Formation	Rs. 3540/-
Share Money, application entrance fee to the society	Rs. 510/-
Electricity meter charges	Single bedroom : Rs. 17700/- Double bedroom: Rs. 23600/-
Share of Maintenance expenses	Saleable built up area of flat X Rs. 200 + Terrace area X Rs. 100 + Car Parking area X Rs. 100
Infrastructure tax	Area X Rs. 200/-
Amount payable after possession within 1 year as per demand letter	
Maintenance fund for Society	Floor Area : Rs. 800 Per sq. mts

	Car parking area: 400 per Sq.mts Terrace area : Rs. 400 per sq. mts
<u>Charges for execution of Sale deed</u>	
Admin fees/ legal fees for sale deed :	Rs. 13800/-
Stamp duty for sale deed:	0.1% on agreement value
Registration fees for sale deed:	Rs. 2000/-