

SRINATH'S ROCK GARDEN

A Housing Project being promoted by SRINATH HOMES INDIA PVT. LTD.

At- Near River View Enclave, Manpita, Telco, Jamshedpur-831008

Contact No- 99234607628 , 9771474903 (SALES)



PRICE LIST EFFECTIVE FROM 5th NOVEMBER 2023

Price of different type of Flats & Duplex in **SRINATH'S ROCK GARDEN** are given below, Super Built up area of type Flat is Plinth area of the Flat + Proportionate share of common area.

FLAT DETAILS:

NAME OF THE BLOCK	SUPER BUILT UP AREA	TYPE OF FLAT	RATE	AMOUNT
RUBY- 3	1448 Sq Ft.	3 BHK		6,226,400
RUBY- 3	1460 Sq Ft.	3 BHK		6,278,000
CORAL	1039 Sq Ft.	2 BHK	4300 RS/ Sq Ft	4,467,700
CORAL	1304 Sq Ft.	3 BHK		5,607,200
JASPER	1068 Sq Ft.	2 BHK		4,592,400
JASPER	1293 Sq Ft.	3 BHK		5,559,900

DUPLEX DETAILS:

DUPLEX NAME	BUILT UP AREA OF DULEX	DUPLEX PLOT AREA	TYPE OF DUPLEX	PRICE
AMBER	1672 Sq. Ft.	1029 Sq. Ft.	3 BHK	87,00,000
PEARLS	1498 Sq. Ft.	1029 Sq. Ft.	3 BHK	82,00,000

EXTRA CHARGES:

1. Car Parking charge- **3,00,000/-** and for Scooter Parking **50,000/-**
2. Club Membership Charge- **20,000/-**
3. L.P.G gas installation charge- **20,000/-**
4. Installation of electricity in Flat **30,000/-** & for duplex **35000/-**
5. Security Maintenance deposit- **15,000/-**

PAYMENT SCHEDULE FOR FLAT:

1. At the time of booking 20% of total consideration value of flat.
2. At the time of starting of foundation 20%
3. On 3rd floor roof casting 10%
4. On 5th floor roof casting 10%
5. On completion of brick work 15%
6. On completion of internal plaster 10%
7. On finishing of (Electrical & Plumbing work) 10%
8. At the time of handover 5%

PAYMENT SCHEDULE FOR DUPLEX:

1. AT the time of booking 20%
2. On foundation till plinth level 20%
3. On completion of Plinth till second floor roof level 20%
4. After total brick work completion 15%
5. On completion of Internet plaster 10%
6. On Finishing of Electrical & Plumbing work 10%
7. At the time of handover 5%

NOTE:

- **GST will be applicable on (Basic cost + Car Parking) @ 5% as per Govt. rate. (It may change as per government norms).**
- **For extra charges like (Club Membership + L.P.G Gas connection + Installation of Electricity) service tax will be @ 18% (It may change as per government norms).**
- **Registration Cost is applicable as per Govt. rate.**
- **Construction area may vary +/- 5% of total SBA.**
- **All building Plans, layouts, Specifications etc. are tentative and subject to variation and modification as decided by the company or competent authority sanctioning such plans.**
- **Above mentioned prices are subject to change without notice.**
- **In case of cancellation of booking, the amount deposited by the buyer with the builder will refunded without any interest after deduction 10% of the price of the said unit (subject to maximum of Rs. 2,00,000/- after four months from the date of confirmation of the cancellation of the booking by builder).**
- **Additional stamp duty and Registration charges would be payable as applicable.**

