

SHRIRAM
SAPPHIRE

Shriram Sapphire
Launch Price Sheet
Valid from 15th March 2024 to 31st March 2024



| PARTICULARS | | 2 BHK | 2 BHK | 3 BHK | 3 BHK | |
|--|---------------------|-----------|-----------|-----------|-----------|-----------|
| Super Built up Area | [Sq.Ft] | 975 | 1010 | 1265 | 1295 | |
| Carpet + Balcony Area | [Sq.Ft] | 669.12 | 696.7 | 870.39 | 886.6 | |
| Base Price | [Rs / Sq.Ft] | 5600 | 5600 | 6050 | 6050 | |
| FRC Rs 50/sft (starting 2nd Floor onwards) PLC Charges: Rs. 50 - 450/sft (for Select units only) | | | | | | |
| Car Park Usage Charges | [Rs] | 300,000 | 300,000 | 300,000 | 300,000 | |
| Consideration Value - A | [Rs] | 57.6 Lacs | 59.6 Lacs | 79.5 Lacs | 81.3 Lacs | |
| GST Rate | Percentage | 5% | 5% | 5% | 5% | |
| Consideration Value including GST - B | [Rs] | 60.5 Lacs | 62.5 Lacs | 83.5 Lacs | 85.4 Lacs | |
| Other Charges I | | | | | | |
| PARTICULARS | | Amount | | | | |
| Club House Charges | Lumpsum | 150,000 | 150,000 | 150,000 | 150,000 | |
| Site Infrastructure Charges | Rs. 125/sft | 121,875 | 126,250 | 158,125 | 161,875 | |
| E.B, Water, Sewage Connection Charges | Rs. 300/sft | 292,500 | 303,000 | 379,500 | 388,500 | |
| Total Other Charges I - C | [Rs] | 5.6 Lacs | 5.8 Lacs | 6.9 Lacs | 7.0 Lacs | |
| Agreement value Excluding GST* - D(=A+C) | [Rs] | 63.2 Lacs | 65.4 Lacs | 86.4 Lacs | 88.4 Lacs | |
| GST Rate | Percentage | 5% | 5% | 5% | 5% | |
| Agreement Value Including GST - E | [Rs] | 66.4 Lacs | 68.6 Lacs | 90.7 Lacs | 92.8 Lacs | |
| Other Charges II | | | | | | |
| Maintenance Charges for 1 Year | Rs.4.5/Month/1 Year | 18% | 62,127 | 64,357 | 80,606 | 82,517 |
| Corpus Fund | Rs.54/sft | | 52,650 | 54,540 | 68,310 | 69,930 |
| Legal Charges | Lumpsum | 18% | 35,400 | 35,400 | 35,400 | 35,400 |
| Total Cost - F | [Rs] | | 67.9 Lacs | 70.2 Lacs | 92.6 Lacs | 94.6 Lacs |



Shriram Sapphire Launch Price Sheet

Valid from 15th March 2024 to 31st March 2024



TERMS & CONDITIONS

1. This price sheet is valid for bookings made from 15th March 2024 to 31st March 2024 along with a payment of 9.9% as booking amount.
2. Company reserves the right to withdraw the pricing and payment plans offered on this quotation without any prior notice.
3. Prices & discounts are subject to management approval.
4. This Offer is Applicable on Select Inventory Only.
5. Regarding offers and payment plans please check with our Sales Manager.
6. Payment to be made through DD/Cheque in favor of : "Shriram Properties Limited Shriram Sapphire Collection Escrow A/C" | Bank account number: 57500001386814 | Bank : HDFC BANK | Branch :Richmond Road | IFSC Code: HDFC0000523
7. Inventory allocation is subject to availability.
8. Parking will be allotted basis date of booking. No specific preferences on location will be entertained from any customer.
9. Additional/Extra/Other Charges are payable upon demand from the developer and will attract statutory taxes at actuals.
10. E.B Water & Sewage Connection Charges includes the initial deposits towards BWSSB
11. Registration and Stamp duty charges will be additional and at actuals.
12. RERA No: PRM/KA/RERA/1251/310/PR/090224/006616.
13. The last tranche of payment schedule to be paid on Offer of Possession/ Registration.
14. The areas are in sqft and the total costs are rounded to 2 decimal places.
15. E & OE [Errors & Omissions Exempted]

Tentative Payment Schedule- CLPP

| Particulars | Percentage | 2 BHK 975 sft | 2 BHK 1010 sft | 2 BHK 1265 sft | 3 BHK 1295 sft |
|--|------------|------------------|-------------------|-------------------|-------------------|
| Booking Amount | 9.9% | 598,752 | 619,126 | 826,740 | 845,607 |
| FOR CUSTOMER AVAILING HOME LOAN ON TOTAL UNIT COST,AN ADDITIONAL 10% OF OTHER CHARGES OR ANY SUCH AMOUNT DEMANDED BY BANK AS CUSTOMER CONTRIBUTION HAVE TO BE PAID UPON EXECUTION OF AGREEMENT | | | | | |
| TIMELINE FOR EXECUTION OF AGREEMENT: IT IS IMPORTANT TO EXECUTE AGREEMENT WITH THE BANK WITHIN A MAXIMUM OF 30 DAYS FROM BOOKING/UNIT SELECTION | | | | | |
| Agreement Amount -Upon Agreement (Within a max of 30 days from date of Booking) | 10.1% | 610,848 | 631,634 | 843,442 | 862,690 |
| On commencement of Foundation | 12.5% | 756,000 | 781,725 | 1,043,864 | 1,067,686 |
| On commencement of Basement Slab | 12.5% | 756,000 | 781,725 | 1,043,864 | 1,067,686 |
| On commencement of First Floor Slab | 7.5% | 453,600 | 469,035 | 626,318 | 640,612 |
| On commencement of Third Floor Slab | 7.5% | 453,600 | 469,035 | 626,318 | 640,612 |
| On commencement of Fifth Floor Slab | 7.5% | 453,600 | 469,035 | 626,318 | 640,612 |
| On commencement of Top/Final Slab | 7.5% | 453,600 | 469,035 | 626,318 | 640,612 |
| On completion of Block Work | 10.0% | 604,800 | 625,380 | 835,091 | 854,149 |
| On Completion of Flooring | 10.0% | 604,800 | 625,380 | 835,091 | 854,149 |
| On or Before Registration/ Hand-over | 5.0% | 302,400 | 312,690 | 417,546 | 427,074 |
| Total Consideration (including GST) | 100% | 6,048,000 | 6,253,800 | 8,350,913 | 8,541,488 |

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