



01.02.2010

**L&T South City Projects Ltd - Eden Park - Phase I - Price Structure**

S.No	Particulars	Rate/Sq ft. (Rs.)						
			2 Bedroom	3 Bedroom		3 Bedroom Premium		
			1295	1695	1755	1938	2000	2010
1	Sale consideration	3450	4,467,750	5,847,750	6,054,750	6,686,100	6,900,000	6,934,500
2	Car Parking Charges(Covered )		175,000	175,000	175,000	175,000	175,000	175,000
3	E.B / Water Deposits / Service Connection Charges & Services rendered *	50	64,750	84,750	87,750	96,900	100,000	100,500
4	Stamp Duty, Registration Charges, Legal and Documentation Charges *	40	51,800	67,800	70,200	77,520	80,000	80,400
5	Maintenance Charges for 6 months (Rs.2/- P.M. for 6 months)	12	15,540	20,340	21,060	23,256	24,000	24,120
6	Club House Membership		100,000	100,000	100,000	100,000	100,000	100,000
7	Corpus Fund		100,000	100,000	100,000	100,000	100,000	100,000
			<b>4,974,840</b>	<b>6,395,640</b>	<b>6,608,760</b>	<b>7,258,776</b>	<b>7,479,000</b>	<b>7,514,520</b>
	With Floor rise for 6th Floor	20	5,000,740	-	6,643,860	-	7,519,000	-
	With Floor rise for 7th Floor	40	5,026,640	6,463,440	-	7,336,296	-	-
	With Floor rise for 8th Floor	60	5,052,540	-	6,714,060	-	7,599,000	-
	With Floor rise for 9th Floor	80	5,078,440	6,531,240	-	7,413,816	-	-
	With Floor rise for 10th Floor	100	5,104,340	6,565,140	-	7,452,576	-	-
	With Floor rise for 11th Floor	120	5,130,240	-	6,819,360	-	7,719,000	-
	With Floor rise for 12th Floor	140	5,156,140	6,632,940	-	7,530,096	-	-
	With Floor rise for Top Floor	160	5,182,040	-	6,889,560	-	7,799,000	7,836,120

\* Any amendment in the existing rate structure by Government will be charged extra as applicable

**Notes:-**

- 1 Rates vary with the level of floors. Up to 5th floor sale consideration will remain same, From 6th floor onwards an incremental value of Rs.20/- per Sq.Ft. will be charged per floor.
- 2 Service Tax, Infrastructure and Basic amenities charges (Impact Fee - Rs.100/- per sqft.) and any other levies by the Government shall be charged extra, as applicable. This shall be payable as and when applicable and becomes payable to Government Authorities.
- 3 Maintenance charges will be collected initially for six months which shall be used for maintenance of premises for the particular year. For subsequent period the same shall be paid for each year in advance as per the rate fixed up at that particular point of time.
- 4 Corpus fund, Club house membership and first year maintenance charges shall be collected at the time of handing over possession.
- 5 **Price is valid till 28th February 2010. Rates are subject to change without notice.**
- 6 Initial booking amount is 15 %



Payment Schedule			
Sl.No	Description	Schedule of Payment	Amount in Rs / Percentage
1	On Booking	Advance	15%
3	1st instalment	1-Feb-10	35% + Car parking charges
4	2nd Instalment	3-Apr-10	10%
5	3rd Instalment	3-Jun-10	10%
6	4th Instalment	3-Aug-10	10%
7	5th Instalment	3-Oct-10	10%
8	6th Instalment	3-Dec-10	5% + EB / Water / Service connection/ Registration charges
9	7th Instalments On possession	On Possession	5% + Maintenance charges for 1st Year(Rs.2 PM for 6 months) Club House Membership & Corpus Fund

For payment schedule, please visit our website at [www.ltedenpark.com](http://www.ltedenpark.com)  
For further clarification, contact us on **044-22205562-66**

Cheque/DD to be issued in the name of "L&T SOUTHCITY PROJECTS LTD"  
Note : At any point of booking, instalments up to that date/time shall have to be paid.

**CONTACT ADDRESS**

**TEMPLE STEPS, 'A' BLOCK, 184-187, ANNA SALAI, LITTLE MOUNT, CHENNAI - 600015**



01.02.2010

**Eden Park - Unit Area Statement**

**Outer Block - Gulmohar / Mulberry (2 Bedroom and 3 Bedroom Units)**

Floor	Unit No	Sq. Ft	Unit No	Sq. Ft	Unit No	Sq. Ft	Unit No	Sq. Ft	Unit No	Sq. Ft	Unit No	Sq. Ft	Unit No	Sq. Ft	Unit No	Sq. Ft
<b>GF</b>	01	1295	02	1695	03	0	04	1695	05	0	06	1695	07	975	08	1695
<b>1 &amp; 2</b>	01	1295	02	1755	03	1980	04	1755	05	1980	06	1755	07	1295	08	1755
<b>2,4,5,7,9,10,12</b>	01	1295	02	1695	03	1295	04	1695	05	1295	06	1695	07	1295	08	1695
<b>3,6,8,11</b>	01	1295	02	1755	03	1295	04	1755	05	1295	06	1755	07	1295	08	1755
<b>TF</b>	01	1295	02	1755	03	1295	04	1755	05	1295	06	1755	07	1295	08	1755

**Outer Block - Deodar/Casuarina (2 Bedroom and 3 Bedroom Units)**

Floor No	Unit No	Sq.Ft	Unit No	Sq.Ft	Unit No	Sq.Ft	Unit No	Sq. Ft	Unit No	Sq.Ft	Unit No	Sq.Ft	Unit No	Sq.Ft	Unit No	Sq.Ft
<b>GF</b>	01	1295	02	1695	03	0	04	1695	05	0	06	1695	07	1256	08	1695
<b>1</b>	01	1295	02	1755			04	1755	05	2015	06	1755	07	1295	08	1755
<b>2,4,5,7,9,10,12</b>	01	1295	02	1695	03	1295	04	1695	05	1295	06	1695	07	1295	08	1695
<b>3,6,8,11</b>	01	1295	02	1755	03	1295	04	1755	05	1295	06	1755	07	1295	08	1755
<b>TF</b>	01	1295	02	1755	03	1295	04	1755	05	1295	06	1755	07	1295	08	1755

**Inner Block - Cedar/Maple (3 Bed Room Premium)**

Floor No	Unit No	Sq. Ft	Unit No	Sq. Ft	Unit No	Sq. Ft	Unit No	Sq. Ft
<b>GF</b>	01	1704	02	0	03	1938	04	1938
<b>1,3,6,8,11</b>	01	2000	02	2000	03	2000	04	2000
<b>2,4,5,7,9,10,12</b>	01	1938	02	1938	03	1938	04	1938
<b>TF</b>	01	2010	02	2010	03	2010	04	2010

**Inner Block - Oak/Pine (3 Bed Room Premium)**

Floor No	Unit No	Sq. Ft	Unit No	Sq. Ft	Unit No	Sq. Ft	Unit No	Sq. Ft
<b>GF</b>	01	1938	02	1938	03	1938	04	0
<b>1,3,6,8,11</b>	01	2000	02	2000	03	2000	04	2000
<b>2,4,5,7,9,10,12</b>	01	1938	02	1938	03	1938	04	1938
<b>TF</b>	01	2010	02	2010	03	2010	04	2010