



Incentives for **FLATS**

- 1 Full refund of Booking Amount / consideration paid on cancellation before signing agreement
- 2 Purchase price protection – In case the Developer reduces the rate in the future, this benefit will be passed on to you.
- 3 Sales agreement registration fees to be waived off
- 4 Maintenance fee for 3 years to be waived off

YOU ARE ALWAYS THE WINNER IN OUR **SPECIAL LOCKDOWN OFFER**



During this lockdown, Gems City is offering discounts and benefits you will not find anywhere else. Make your booking while the offer lasts and get unique advantages of price protection and waivers. Read more to know the booking incentives.



Offer only valid for first 25 bookings before the 30th of May!



Call now 033 4040 1010

Incentives for **BUNGALOWS**

- 1 Full refund of Booking Amount / consideration paid on cancellation before signing agreement
- 2 Purchase price protection – In case the Developer reduces the rate in the future, this benefit will be passed on to you.
- 3 Amazon voucher of ₹ 50,000 payable after agreement
- 4 Maintenance fee for 3 years to be waived off



PROJECT	GEMS CITY	
Tower	SAPPHIRE	
Floor	9	
Flat Type	A	
Bed Room	3	
Car Parking Rate	225000	
Size (SBA)	920	
Base Rate	2750	
Basic Cost (including GST)		2782550

As on 13 June 2020

FLAT DETAILS		GST	TOTAL
Flat Cost	2530000	25300	2555300
Car Parking Cost	225000	2250	227250

CAR PARKING	
OPEN	175000
DEP COVERED	225000
IND COVERED	300000

EXTRA CHARGES DETAILS				
EXTRA CHARGES DETAILS		GST	TOTAL	
Club Membership	FREE	0	0	
Generator Charges	FREE	0	0	
Transformer Charges	FREE	0	0	
Three Year Maintenance Charges	FREE	0	0	
Legal Fees	FREE	0	0	
Total Extra Charges	FREE	0	0	

TOTAL COST	2782550.00
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*Registration Charge 2% Waved Off

INSTALLMENTS	DUE DATE	PERCENTAGE OF PAYMENT	COST+CP COST	GST	AMOUNT
APPLICATION MONEY	IMMEDIATE		50000	500	50500
BOOKING MONEY	ON RECEIPT OF ALLOTMENT	10% (Less 50000)	225500	2255	227755
AGREEMENT MONEY	ON OR BEFORE SIGNING AGREEMENT	10%	275500	2755	278255
1ST INSTALLMENT	ON COMPLETION OF PILING	10%	275500	2755	278255
2ND INSTALLMENT	ON COMPLETION OF GROUND FLOOR ROOF CASTING	10%	275500	2755	278255
3RD INSTALLMENT	ON COMPLETION OF 4TH FLOOR ROOF CASTING	10%	275500	2755	278255
4TH INSTALLMENT	ON COMPLETION OF 8TH FLOOR ROOF CASTING	10%	275500	2755	278255
5TH INSTALLMENT	ON COMPLETION OF 12TH FLOOR ROOF CASTING	10%	275500	2755	278255
6TH INSTALLMENT	ON COMPLETION OF INTERNAL FLOORING OF THE UNIT	10%	275500	2755	278255
7TH INSTALLMENT	ON COMPLETION OF INTERNAL POP AND ELECTRICAL FITTINGS	5%	137750	1377.5	139128
8TH INSTALLMENT	ON COMPLETION OF EXTERNAL PAINT, PLUMBING AND SANITARY FITTING OF THE UNIT	5%	137750	1377.5	139128
9TH INSTALLMENT	POSSESSION	10%	275500	2755	278255
					2782550.00