

PRESTIGIOUS
102ND
PROJECT

**LEVEL UP
YOUR LIFESTYLE**



FIRST PRIDE AMBATTUR

Project Information

Flat Type

Stilt + 3 floors

12 UNITS

Size Range

845 - 855 Sq.ft

2 BHK



RERA: TN/29/Building/0152/2022 Dated: 10/05/2022

www.rcproperty.in

📞 **93 6077 6077**

PRICE LIST

SPECIAL OFFER PRICE W.E.F : 01.12.2023 TO 31.01.2024

S.NO	FLAT NO	TYPE	FLAT AREA SQ.FT	BASIC FLAT COST	LESS: SPECIAL DISCOUNT*	NET BASIC FLAT COST
FIRST FLOOR						
1	B 1	2BHK	845	50,70,000	2,53,500	48,16,500
SECOND FLOOR						
2	B 2	2BHK	845	50,70,000	2,53,500	48,16,500
3	D 2	2BHK	845	50,70,000	2,53,500	48,16,500
THIRD FLOOR						
4	A 3	2BHK	855	51,30,000	2,56,500	48,73,500
5	B 3	2BHK	845	50,70,000	2,53,500	48,16,500
PAYMENT TERMS						
a. Payment as per payment terms agreed upon at the time of booking b. Registration Fees and other charges extra c. Registration fees and other charges payable as and when applicable d. New levies, taxes or duties introduced by the government authorities will be effected immediately until handing over.						
* SPECIAL OFFER VALID TILL 31.01.2024						

"We are **home people**, we do the **best** for your hard **earned money**"

PRICE LIST

SPECIAL OFFER PRICE W.E.F : 01.12.2023 TO 31.01.2024

S.NO	FLAT NO	TYPE	FLAT AREA SQ.FT	BASIC FLAT COST	LESS: SPECIAL DISCOUNT*	NET BASIC FLAT COST	OTHER CHARGES	GROSS FLAT COST
FIRST FLOOR								
1	B 1	2BHK	845	50,70,000	2,53,500	48,16,500	6,68,000	54,84,500
SECOND FLOOR								
2	B 2	2BHK	845	50,70,000	2,53,500	48,16,500	6,68,000	54,84,500
3	D 2	2BHK	845	50,70,000	2,53,500	48,16,500	6,68,000	54,84,500
THIRD FLOOR								
4	A 3	2BHK	855	51,30,000	2,56,500	48,73,500	6,72,000	55,45,500
5	B 3	2BHK	845	50,70,000	2,53,500	48,16,500	6,68,000	54,84,500
PAYMENT TERMS								
a. Payment as per payment terms agreed upon at the time of booking b. Registration fees and other charges payable as and when applicable c. New levies, taxes or duties introduced by the government authorities will be effected immediately until handing over.								
* SPECIAL OFFER VALID TILL 31.01.2024								

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PRICE LIST

SPECIAL OFFER PRICE W.E.F : 01.12.2023 TO 31.01.2024

S.NO	FLAT NO	TYPE	FLAT AREA SQ.FT	REGN FEES FOR FLAT COST @ 7%	EB / CMWSSB Connection	CORPUS FUND	PROPERTY TAX (First Half Yearly)	Maintenance Charges for ONE YEAR	TOTAL OTHER CHARGES
FIRST FLOOR									
1	B 1	2BHK	845	3,98,000	1,00,000	30,000	10,000	30,000	6,68,000
SECOND FLOOR									
2	B 2	2BHK	845	3,98,000	1,00,000	30,000	10,000	30,000	6,68,000
3	D 2	2BHK	845	3,98,000	1,00,000	30,000	10,000	30,000	6,68,000
THIRD FLOOR									
4	A 3	2BHK	855	4,02,000	1,00,000	30,000	10,000	30,000	6,72,000
5	B 3	2BHK	845	3,98,000	1,00,000	30,000	10,000	30,000	6,68,000

PAYMENT TERMS

- a. Payment as per payment terms agreed upon at the time of booking
- b. Registration fees and other charges payable as and when applicable
- c. New levies, taxes or duties introduced by the government authorities will be effected immediately until handing over.

* SPECIAL OFFER VALID TILL 31.01.2024

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PAYMENT TERMS



FIRST PRIDE
AMBATTUR

S.NO.	Description	Percentage	Remarks
A	LAND COST	22%	With in 30 days from the date of booking
B	CONSTRUCTION COST	78%	With in 30 days from the date of booking
		100%	
C	OTHER COST - EXTRA (AS PER LIST)		
	TOTAL (A+B+C)		
A	LAND COST - A	22%	With in 30 days from the date of booking
B	CONSTRUCTION COST		
	1) Approvals & Development Cost	29%	With in 30 days from the date of booking
	2) On completion of Foundation	12%	With in 30 days from the date of booking
	3) On Completion of Stilt Floor Roof	8%	With in 30 days from the date of booking
	4) On Completion of First Floor Roof	8%	With in 30 days from the date of booking
	5) On Completion of Third Floor Roof	8%	With in 30 days from the date of booking
	6) On Completion of Brick work & Plastering	8%	With in 30 days from the date of booking
	7) On Completion Of Tiles Laying	5%	With in 30 days from the date of booking
	8) Before Handing Over	2%	Jan-24
	TOTAL CONSTRUCTION COST - B	78%	
C	OTHER COST		
	1) Registration fees for Land & Building	7%	At the Time Of Registration
	2) Goods & Services Tax		15 Days Before Handing over
	3) EB & CMWSSB Connections		15 Days Before Handing over
	4) Corpus Fund		15 Days Before Handing over
	5) Property Tax (First Half Yearly)		15 Days Before Handing over
	6) Maintenance Charges (First One Year)		15 Days Before Handing over
	TOTAL OTHER COST - C	EXTRA	
	TOTAL (A + B + C)		

LIST OF BANKS APPROVED THIS PROJECT



PAYMENT TERMS



FIRST PRIDE
AMBATTUR

S.NO.	Description	Percentage	Remarks
A	LAND COST	25%	With in 30 days from the date of booking
B	CONSTRUCTION COST	75%	As per stage
		100%	
C	OTHER COST - EXTRA (AS PER LIST)		
	TOTAL (A+B+C)		
A	LAND COST - A	25%	With in 30 days from the date of booking
B	CONSTRUCTION COST		
	1) Approvals & Development Cost	15%	With in 30 days from the date of booking
	2) On completion of Foundation	20%	With in 30 days from the date of booking
	3) On Completion of Stilt Floor Roof	8%	With in 30 days from the date of booking
	4) On Completion of First Floor Roof	8%	With in 30 days from the date of booking
	5) On Completion of Third Floor Roof	8%	With in 30 days from the date of booking
	6) On Compelction of Brick work & Plastering	8%	With in 30 days from the date of booking
	7) On Completion Of Tiles Laying	5%	With in 30 days from the date of booking
	8) Before Handing Over	3%	Jan-24
	TOTAL CONSTRUCTION COST - B	75%	
	TOTAL (A + B)		
C	OTHER COST		
	1) Registration fees for Land & Building	As per Govt. Norms	At the Time Of Registration
	2) Goods & Services Tax		15 Days Before Handing over
	3) EB & CMWSSB Connections		15 Days Before Handing over
	4) Corpus Fund		15 Days Before Handing over
	5) Property Tax (First Half Yearly)		15 Days Before Handing over
	6) Maintenance Charges (First One Year)		15 Days Before Handing over
	TOTAL OTHER COST - C	EXTRA	
	TOTAL (A + B + C)		

LIST OF BANKS APPROVED THIS PROJECT



102nd
PROJECT

SOLD & UNSOLD FLATS



FIRST PRIDE
AMBATTUR

S.NO.	Flat No	No. of BHK's	FLAT AREA SQ.FT.	SOLD FLATS	UNSOLD FLATS
			FIRST FLOOR		
1	A 1	2 BHK	855	SOLD	
2	B 1	2 BHK	845		UNSOLD
3	C 1	2 BHK	855	SOLD	
4	D 1	2 BHK	845	SOLD	
			SECOND FLOOR		
5	A 2	2 BHK	855	SOLD	UNSOLD
6	B 2	2 BHK	845		UNSOLD
7	C 2	2 BHK	855	SOLD	
8	D 2	2 BHK	845		UNSOLD
			THIRD FLOOR		
9	A 3	2 BHK	855		UNSOLD
10	B 3	2 BHK	845		UNSOLD
11	C 3	2 BHK	855	SOLD	
12	D 3	2 BHK	845	SOLD	
		TOTAL	10,200		