



CODENAME

BLUE PEAKS

KARJAT



STANDALONE VILLA CONFIGURATIONS

Villa Pricing Sheets

Villa Details

Typology	Structure	Land Area Sq Ft	Villa Area Sq Ft	Toilets	Furniture	Gadgets	Swimming Pool Sq Ft
1 BHK	Ground floor	4700	700	1	Yes	Yes	350
2 BHK	G+1 Floor	4700	1200	3	Yes	Yes	400
3 BHK	G+1 Floor	4700	1800	4	Yes	Yes	500
4 BHK	G+1 Floor	4700	2400	5	Yes	Yes	600

Villa Costs

All Figures In Lacs

Typology	Costs					Duties	Final
	Land	Construction	Interiors	Swimming Pool	Total	Taxes	Costs
1 BHK	32.90	24.20	4.90	7.00	69.00	Included	69.00
2 BHK	32.90	50.70	8.40	8.00	100.00	Included	100.00
3 BHK	32.90	76.50	12.60	10.00	132.00	Included	132.00
4 BHK	32.90	100.30	16.80	12.00	162.00	Included	162.00

Villa Rentals

All Figures In Lacs

Typology	Rental Working				10 Years
	Days/Year	Daily Rental	Annual Rent	Net Rentals 50%	Pay Back
1 BHK	100.00	0.10	10.00	5.00	60
2 BHK	100.00	0.15	15.00	7.50	90
3 BHK	100.00	0.20	20.00	10.00	120
4 BHK	100.00	0.25	25.00	12.50	150

Annual
Rent Increase
4%

Villa Payment Schedule

1. Booking Payments

Land Purchase	5%	Palm Paradise LLP	Issue of receipt
Work Contract	5%	Osprey Nest LLP	Issue of receipt

2. Balance Payments

Land Purchase	95%	Palm Paradise LLP	Execution of Sale Deed Within 30 Day of Booking
Work Contract	15%	Osprey Nest LLP	Execution of work contract
	20%	Osprey Nest LLP	Completion of Plinth
	20%	Osprey Nest LLP	Completion of RCC and Civil works
	20%	Osprey Nest LLP	Completion of Finishing works
	15%	Osprey Nest LLP	Completion of Interior Works and Swimming Pool
	5%	Osprey Nest LLP	Possession

MULTI VILLA CONFIGURATIONS

Villa Details

Typology	Structure	Land Area Sq Ft	Villa Area Sq Ft	Toilets	Furniture	Gadgets	Swimming Pool Sq Ft
1 BHK	Ground Floor		700	1	Yes	Yes	350
1 BHK	G+1 Floor		700	1	Yes	Yes	350
2 BHK	G+1 Floor		1200	3	Yes	Yes	350

Villa Costs

All Figures In Lacs

Typology	Costs				Total	Duties	Final
	Land	Construction	Interiors	Swimming Pool		Taxes	Costs
1 BHK	Included	45.00	Included	Included	45.00	3.20	48.20
1 BHK	Included	50.00	Included	Included	50.00	6.00	56.00
2 BHK	Included	60.00	Included	Included	60.00	7.10	67.10

Villa Rentals

All Figures In Lacs

Typology	Rental Working			10 Years	
	Days/Year	Daily Rental	Annual Rent	Net Rentals 50%	Pay Back
1 BHK	100.00	0.08	8.00	4.00	48
1 BHK	100.00	0.09	9.00	4.50	54
2 BHK	100.00	0.11	11.00	5.50	66

Annual
Rent Increase
4%

Villa Payment Schedule

1. Booking Payments

Villa Purchase	10%	Osprey Nest LLP	Issue of receipt
		Duties and Taxes	Agreement for Sale Registration

2. Balance Payments

Villa Purchase	30%	Osprey Nest LLP	Completion of Plinth
	20%	Osprey Nest LLP	Completion of RCC and Civil works
	20%	Osprey Nest LLP	Completion of Finishing works
	15%	Osprey Nest LLP	Completion of Interior Works and Swimming Pool
	5%	Osprey Nest LLP	Possession

Site Address : Blue Peaks, Survey No - 58, Village:Malegaon Tarfe Kotalkhalathi, Opp. Shivlok Dham,
Taluka:Karjat, District:Raigad, Pincode:410201

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