

REFLECTION BY THE LAKE – COTTAGES

PRICE LIST

w.e.f 15/01/2026

ACCOMODATION	AREA (Sq. Yd.)	AMOUNT (₹)
COTTAGE (1 BHK): ACQUA	100	74,99,999/-
DOWN PAYMENT PLAN WITH COMMITMENT CHARGES @ 12% P.A. (Till Possession)		
AT THE TIME OF BOOKING		10% OF BSP
WITHIN 45 DAYS OF BOOKING		90% OF BSP
ON OFFER OF POSSESSION		100% OF ADDITIONAL COST
TIME LINK PAYMENT PLAN WITH COMMITMENT CHARGES @ 10% P.A. (Till Possession)		
AT THE TIME OF BOOKING		10% OF BSP
WITHIN 45 DAYS OF BOOKING		30% OF BSP
WITHIN 90 DAYS OF BOOKING		6% OF BSP + 10% OF ADDITIONAL COST
WITHIN 135 DAYS OF BOOKING		6% OF BSP + 10% OF ADDITIONAL COST
WITHIN 180 DAYS OF BOOKING		6% OF BSP + 10% OF ADDITIONAL COST
WITHIN 225 DAYS OF BOOKING		6% OF BSP + 10% OF ADDITIONAL COST
WITHIN 270 DAYS OF BOOKING		6% OF BSP + 10% OF ADDITIONAL COST
WITHIN 315 DAYS OF BOOKING		6% OF BSP + 10% OF ADDITIONAL COST
WITHIN 360 DAYS OF BOOKING		6% OF BSP + 10% OF ADDITIONAL COST
WITHIN 405 DAYS OF BOOKING		6% OF BSP + 10% OF ADDITIONAL COST
WITHIN 450 DAYS OF BOOKING		6% OF BSP + 10% OF ADDITIONAL COST
ON OFFER OF POSSESSION		6% OF BSP + 10% OF ADDITIONAL COST
DEVELOPMENT LINK PLAN		
AT THE TIME OF BOOKING		10% OF BSP
WITHIN 45 DAYS OF BOOKING		10% OF BSP
ON START OF EXCAVATION & RETAINING WALL		10% OF BSP
ON COMPLETION OF FOUNDATION & PLINTH		10% OF BSP + 25% OF ADDITIONAL COST
ON ERECTION OF PRE-FAB STRUCTURE		10% OF BSP
ON COMPLETION OF ROOFING		10% OF BSP + 25% OF ADDITIONAL COST
ON START OF PLUMBING & ELECTRICAL WORK		10% OF BSP
ON COMPLETION OF FINISHING WORK		10% OF BSP + 25% OF ADDITIONAL COST
ON COMPLETION OF BOUNDARY WALL & EXTERNAL WORKS		10% OF BSP
ON OFFER OF POSSESSION		10% OF BSP + 25% OF ADDITIONAL COST
ADDITIONAL COST		
INTEREST FREE MAINTENANCE CHARGES (IFMC/IFMS)		Rs. 30,000/-
EXTERNAL DEVELOPMENT CHARGES (EDC)		Rs. 1200/- Sq. Yd.
POWER BACKUP 7 KVA		Rs. 1,40,000/-
CLUB		Rs. 75,000/-
FURNITURE, FIXTURES & ELECTRONICS		Rs. 5,00,000/-
PREFERENTIAL LOCATION CHARGES		As Applicable

NOTE:

- There would be no escalation in the rate of BSP of Unit, once it is booked and payment is realized by the company.
- All applicable Government charges, Taxes, Ceases like EDC, IDC, GST, City Development Charges, Service Tax, VAT, Labour Cess & other taxes, Cess, Levies etc. at present or in future and any enhancement there of shall be payable extra by the applicant/allottee on proportionate basis.
- All building plans, layouts, specifications are subject to change/ modification or revision as decided by the Company/Architect or any other competent authority.
- The area of the unit being booked is Super-Built-Up Area including Covered Area/Built-Up-Area plus proportionate share of service and common areas. The terms and condition of sale stated herein are only indicative and are subject to detailed terms and conditions in the Application Form and in the Allotment Letter/Agreement.
- Price mentioned above is subject to change without any prior notice, at sole discretion of the Company. Price prevailing on the date of acceptance of booking by the Company shall be applicable. The Applicant should check prevailing price of the Unit with the Company before booking.
- Possession of the Unit shall be offered within 12 - 24 months from the date of execution of Allotment Letter/Agreement by the Allottee or start of construction of the respective Building Block, whichever is later, subject to force majeure terms and other conditions to be more fully described in the Allotment Letter/ Agreement.
- Registration Expenses, Stamp Duty, Legal Charges, Court Fee, Documentation Charges etc. shall be payable extra by the Allottee as applicable at the time of registration of title deeds.
- No Verbal commitment of any kind apart from above terms will be entertained by the Company.