

PRICE LIST- VELVET VISTA (North - Goa)

Service Apartments- Fully Furnished

Effective From 1st April, 2025

BHK	No of Units	Sqft	Sqmt	Base Price	Club membership	Total	Maintenance For 2Year (75/-Sqft)	GST @5% of BSP	Stamp Duty & Registrations @8.5% of BSP	Legal Charges	Total
Studio Suite	32	645.84	60.00	96,87,600.00	2,00,000.00	98,87,600.00	48,438.00	4,94,380.00	as actual	50,000.00	1,04,80,418.00
1BHK (Standard Suite)	28	925.70	86.00	1,38,85,560.00	2,00,000.00	1,40,85,560.00	69,427.80	7,04,278.00	as actual	50,000.00	1,49,09,265.80
2BHK (Standard Suite)	14	1,313.21	122.00	1,96,98,120.00	2,00,000.00	1,98,98,120.00	98,490.60	9,94,906.00	as actual	50,000.00	2,10,41,516.60
2BHK (Premium Suite)	14	1,506.96	140.00	2,26,04,400.00	2,00,000.00	2,28,04,400.00	1,13,022.00	11,40,220.00	as actual	50,000.00	2,41,07,642.00

Payment Plan

At the time of Booking	25%
within 12 months	25%
Within 24 Months	25%
On Rcpt of OC	25%

Assured rent 12% per annum till possession on paid amount
Post Possession Rent will be shared 50:50
Property will be managed ROYAL ORCHID GROUP OF HOTELS

TERMS

- The above is a cost estimated sheet and the company reserves the rights to amend/terminate the same without any prior notice. In case an intending purchaser makes an offer & if the same is accepted; consideration values shall be as per the agreement.
- Stamp Duty & Registration Charges payable on or before execution of agreement.
Legal Charges Rs. 25,000/- for each document payable on or before execution of agreement to sale/ Sale Deed.
- Government charges/taxes are subject to changes & would be applicable on actual.
- If any other Govt. charges/ taxes are applicable other than given information will be notified at the time of possession.

MG-Rent- Valvet Vista-Porvorim, North Goa

Post possession

TYPE OF UNIT	Minimum Gurantee Programme		
	Rent / year	Rent/Month	Rent/Day
Studio Suite	4,84,380.00	40,365.00	1,345.50
1BHK (Standard Suite)	6,94,200.00	57,850.00	1,928.33
2BHK (Standard Suite)	9,85,200.00	82,100.00	2,736.67
2BHK (Premium Suite)	11,29,800.00	94,150.00	3,138.33