



**ELEMENTA**  
KASALI



# LOCATION PLAN



Driving Distance Chart	
From Chandigarh	60 Minutes
From Timber Trail	20 Minutes
From NH-22	4 Minutes





## 1 BHK APARTMENT

AREA - 630 SQ. FT.

BASIC COST – RS. 31.90 LAC



# CLUSTER PLAN BLOCK - B



TYPICAL 1ST TO 6TH FLOOR PLAN FOR BLOCK B  
(STUDIO / 1BR CLUSTER)

TYPICAL 7TH FLOOR PLAN FOR BLOCK B  
(STUDIO / 1BR CLUSTER)

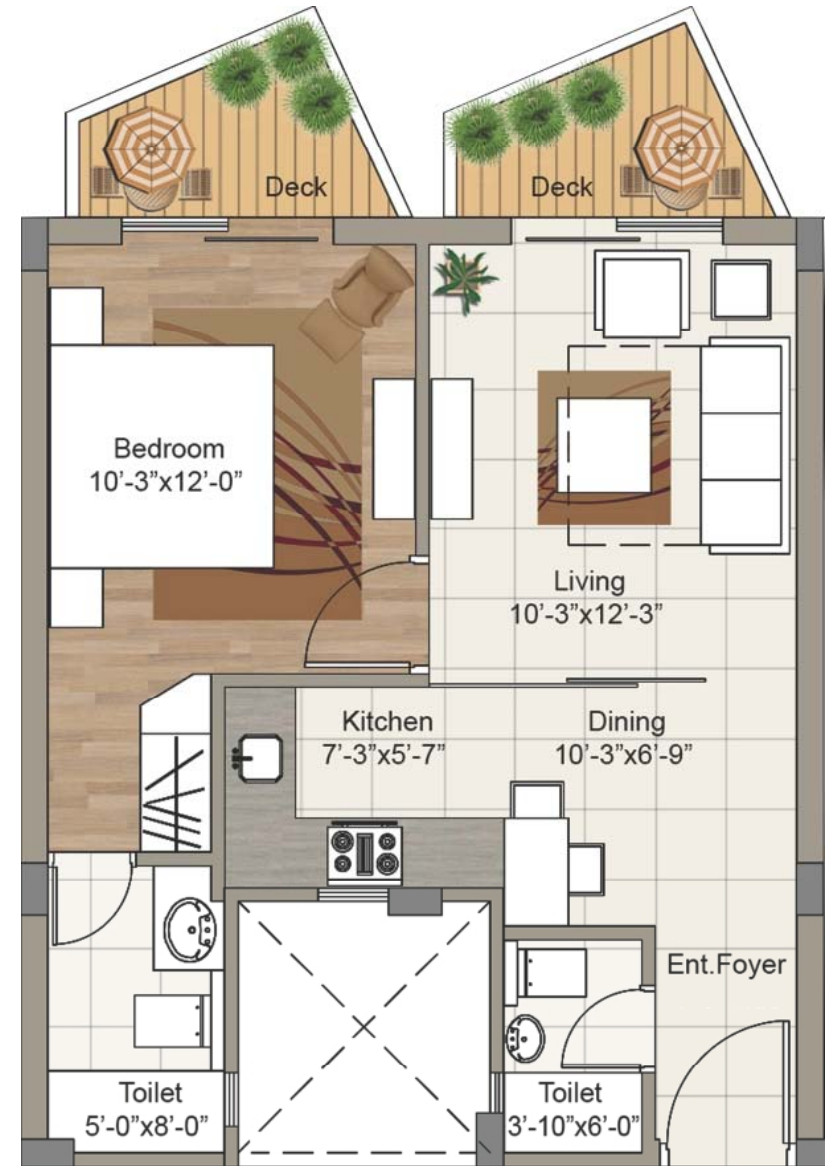


ELEMENTA  
KASALI

## 2 BHK APARTMENT

AREA - 880 SQ. FT.

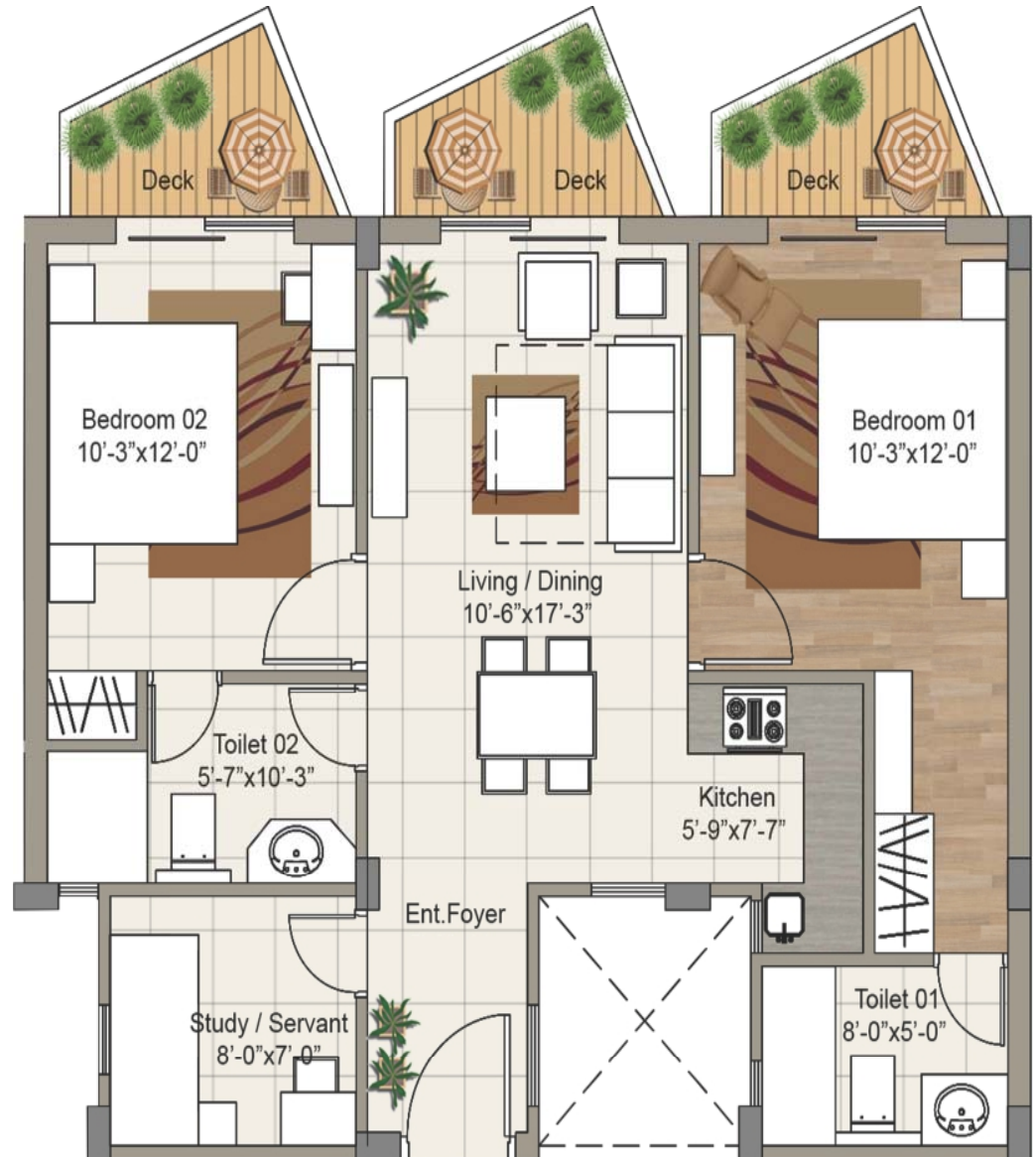
BASIC COST – 44.90 LACS



## 3 BHK APARTMENT

AREA - 1335 SQ. FT.

BASIC COST – RS. 66.90 LAC



# CLUSTER PLAN BLOCK - F



TYPICAL 1ST TO 5TH FLOOR PLAN FOR BLOCK F (1 BHK UNIT)




6TH FLOOR PLAN FOR BLOCK F (1 BHK / 2BHK UNITS)



7TH FLOOR PLAN FOR BLOCK F (1 BHK / 2BHK UNITS)





WHERE THERE'S  
20000 SQ. FT. OF  
MODERN CLUB



ELEMENTA  
KASAULI

Property Managed by



**SAROVAR**  
HOTELS & RESORTS



ELEMENTA  
KASAULI

DESCRIPTION	3 BHK APARTMENT 1335 sq.ft.	2 BRK APARTMENT 880 sq.ft.	1 BHK APARTMENT 630 sq.ft.
Basic Sale Price (BSP)	₹ 66,90,000/-	₹ 44,90,000/-	₹ 31,90,000/-
Club Membership Charges	₹ 60,000/-	₹ 50,000/-	₹ 50,000/-

**OPTIONAL CHARGES**

DESCRIPTION	3 BHK APARTMENT	2 BRK APARTMENT	1 BHK APARTMENT
Preferential Location Charges* (PLC)	₹ 1,50,000/-	₹ 1,00,000/-	₹ 75,000/-
Floor Premium Charges* (FPC)	7th	₹ 4,00,000/-	₹ 3,00,000/-
	6th	₹ 3,00,000/-	₹ 2,00,000/-
	5th	₹ 2,00,000/-	₹ 1,50,000/-
	4th	₹ 1,50,000/-	₹ 1,00,000/-

**CONSTRUCTION LINKED PAYMENT PLAN**

1. Booking Amount	10% of BSP
2. Within 30 days from the date of application	10% of BSP
3. On start of development on site	10% of BSP
4. On start of foundation	10% of BSP
5. On start of 1st floor roof slab	10% of BSP + FPC
6. On start of 4th floor roof slab	10% of BSP + Club Membership Charges
7. On start of 7th floor roof slab	10% of BSP + PLC
8. On start of block work	10% of BSP + Power Backup Charges
9. On start of flooring	7.5% of BSP
10. On start of internal finishing	7.5% of BSP
11. On the offer of possession of the apartment	5% of BSP + IFMS + Any Other Charges

**Notes:**

- These installments are not subsequent installments and shall become payable on demand, irrespective of the sequence in which they are listed above.
- Prices indicated above are subject to revision at the discretion of the company. Price rising on the date of booking and acceptance by the company shall be applicable.
- Power backup @ ₹40,000/- for 3KW in 3BHK apartment and ₹30,000 for 2KW in 1BHK/2BHK in shall be payable as per the opted payment plan. If additional load is required, it will be charged @ ₹15,000 per KW approx (subject to availability of load).
- Furnished apartment ₹500 per sq. ft. extra.\*
- In case of non-payment or delay in the payment of installments, the developer reserves the right to cancel the allotment or regularize the allotment by charging 24% interest per annum on monthly compounded basis from the due date.
- Interest Free Maintenance Security (IFMS) @ ₹20/- per sq.ft. shall be payable at the time of offer of possession.
- The company would not penalize to its customer if there is any delay in handing over the apartment beyond the committed period.
- Cost of the Stamp Duty, Registration Fee, Documentation Charges, Service Tax as applicable and any Other Charges/taxes levied by the Government shall be borne by the intending allottee(s) as per actuals.
- Variety of Housing Loans from Private/Public Banks are available.
- Buy Order/Draft/Cheque to be issued in favour of "SUSHMA LEISURE HOMES PVT. LTD.", Payable at Chandigarh.
- Assured return @ 9% p.a. will be paid on Basic Sale Price (BSP) except the booking amount from date of payment till offer of possession. \*Optional Charges

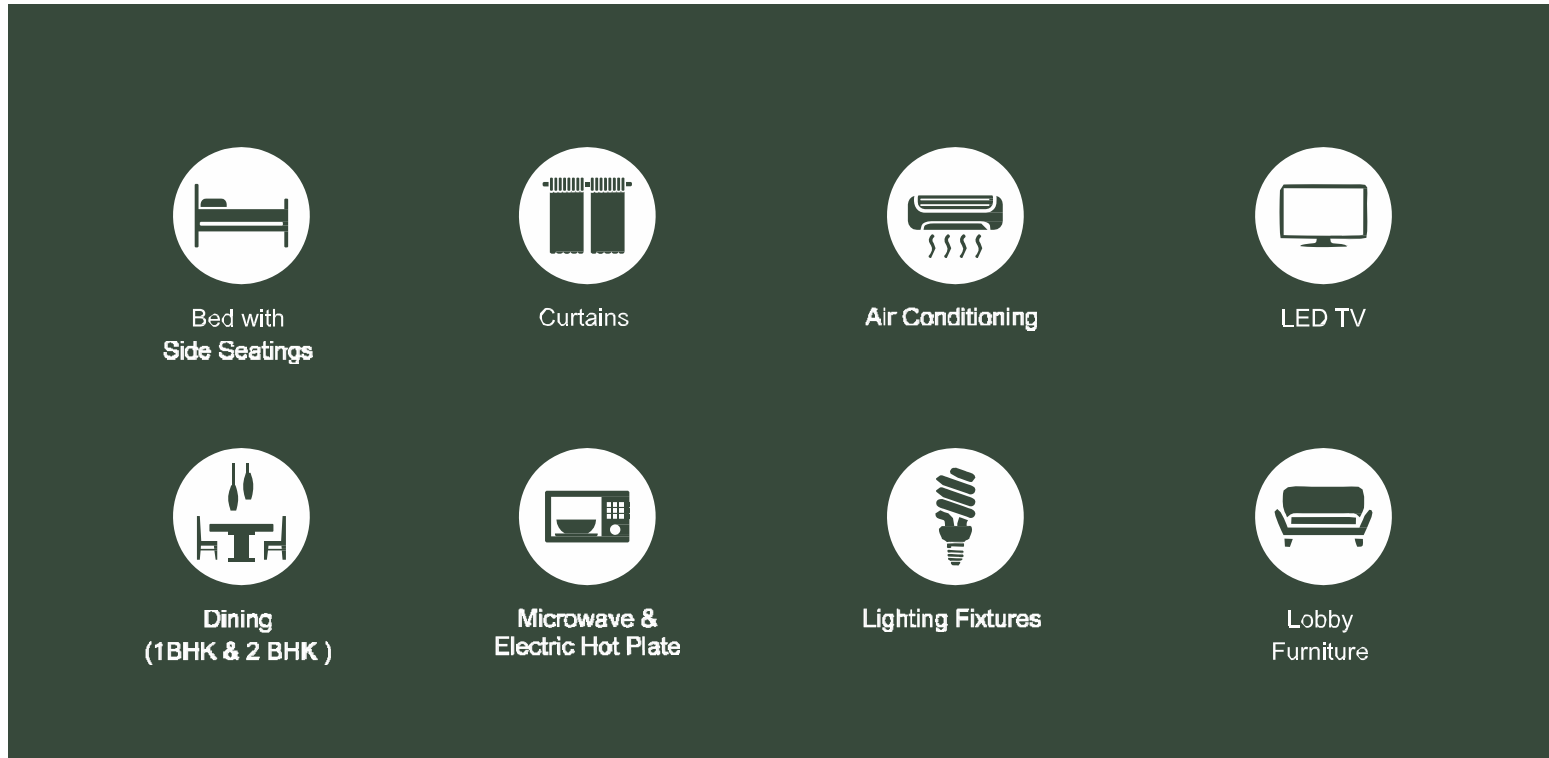
Signature \_\_\_\_\_  
1st Applicant

Signature \_\_\_\_\_  
2nd Applicant

Signature \_\_\_\_\_  
3rd Applicant

# FULLY FURNISHED OPTION – RS. 500 / SQ. FT. (EXTRA)

SPECIFICATIONS FOR FURNISHED UNITS



*Marketed by:*



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