

Jos Alukkas Properties (Builders & Developers)				Project: Diamond Enclave, Thrissur					
Jos Alukkas Tower, Ikkanda Warriar Road, Thrissur – 1				Main Road, Nellikunnu, Thrissur					
Phone : 0487 – 2440057				Mob: +91 9387 500 500					
PRICE LIST									
Apartment type		A	B	C	D	E	F	G	H
Bedroom type		3 Bed	3 Bed	2 Bed	2 Bed	3 Bed	3 Bed	2 Bed	2 Bed
Built up area		1702	1786	1149	1121	1535	1643	1165	1160
Rate per sft		3800	3800	3800	3800	3800	3800	3800	3800
Cost of apartment		6467600	6786800	4366200	4259800	5833000	6243400	4427000	4408000
Cost of parking slot		250000	250000	250000	250000	250000	250000	250000	250000
Total cost		6717600	7036800	4616200	4509800	6083000	6493400	4677000	4658000
PAYMENT SCHEDULE									
On Agreement	30%	2015280	2111040	1384860	1352940	1824900	1948020	1403100	1397400
Before the completion of terrace floor slab	15%	1007640	1055520	692430	676470	912450	974010	701550	698700
Before the completion of plastering work of your flat	15%	1007640	1055520	692430	676470	912450	974010	701550	698700
Before the completion of flooring work of your flat	15%	1007640	1055520	692430	676470	912450	974010	701550	698700
Before the completion of final painting work of your flat	20%	1343520	1407360	923240	901960	1216600	1298680	935400	931600
Before handing over	5%	335880	351840	230810	225490	304150	324670	233850	232900
Total	100%	6717600	7036800	4616200	4509800	6083000	6493400	4677000	4658000
Floor rise index of Rs. 50 per sft from 2nd floor onwards									
The stamp duty, fees and expenses incidental to the registration of document, GST, building tax & corporation tax, KSEB deposits, transformer and cabling charges and other incidental expenses to lighting connection, KWA charges, PCB Charges, Owners Association deposit and charges, Kerala State Workers Welfare Fund and any other taxes and statutory charges as applicable shall be payable extra by the purchaser at the time of possession of the apartment									
For NRI's all payments should be made only through their NRE/NRO Accounts.									
The company reserves the right to change this price list without notice. Please re-check with the company before confirming the allotment									
This price list is valid up to 31st October 2017									