DN Homes

DN Fairytale Extension

DN FAIRYTALE EXTENSION

Site Address: Plot no: 313,314,315 & others,Mouza-Madanpur,Dist-Khurda, Bhubaneswar, PIN-752054

ORERA NO. – MP/19/2022/00734 | ORERA Authority Website: www.rera.odisha.gov.in

w.e.f -01.03.2026

PRICE LIST

Price Estimate	**Unit Type 1** (3BHK+3T)	**Unit Type 2** (3BHK+3T)
SALEABLE AREA	2095 Sq.Ft	1695 Sq.Ft
UNIT PRICE	15459000	12579000
EDC/IDC	452520	366120
CLUB CHARGES	75000	75000
TOTAL	**15986520**	**13020120**

PLC Club Facing	₹ 100/- Sq.Ft
PLC Main Road Facing 5th Floor Onwards	₹ 100/- Sq.Ft.
FRC 1st - 5th Floor	₹ 50/- Sq.Ft.
FRC 6th - 10th Floor	₹ 100/- Sq.Ft.
FRC 11th - 19th Floor	₹ 150/- Sq.Ft.

PAYMENT PLAN

Constructon Linked Payment Plan (Tower-A)

Sr.No.	Particulars	Payable percentage of Total Cost
1	At the time of Booking	10%
2	Within 30 days of Agreement Registration	40%
3	Upon start of 15th Floor Roof Casting	20%
4	Upon start of Top Floor Roof Casting	20%
5	Upon start of Flooring	05%
6	On Offer of possession	05%
	Total	100%

Special Payment Plan (Tower-B)

Sr.No.	Particulars	Payable percentage of Total Cost
1	At the time of Booking	10%
2	Within 30 days of Agreement Registration	50%
3	Upon start of Plumbing	20%
4	Upon start of Electrical Work	15%
5	On Offer of possession	05%
	Total	100%

Note-

1. Cheque/s to be made in favour of " **DN Fairytale Extension** "

2. Corpus fund for an amount of **INR 50,000/** shall be paid by each allottee, prior to the execution of the Sale Deed, and the same amount shall be returned back to the Residents Welfare Association of the Project after effective functioning of Residents Welfare Association.

3. Maintenance charges extra as per the separate maintenance agreement during the time of possesion.

4. Price list & Payment Plan can be changed without notice at the sole discretion of the Company.

5. Taxes, Duties and Registraion Charges as applicable.

6. GST shall be additional as applicable.

7. In case of purchase of immovable property whose consideration value is INR 50.00 Lakhs or more, the allottee is required to deduct sum of 1% as TDS, under Secton 194IA of the Income Tax Act, 1961, out of the consideration value or part there of paid by such purchaser to the seller.

8. Unit will have an exclusive use of One car parking space.