

PRICE LIST & PAYMENT PLAN

W.E.F. 23.10.2019

RERA REGISTRATION NO.: - 345 OF 2017, DATED 27.10.2017

(3 Bedroom, Living & Dining Room, Kitchen, 4 Toilets, Study Room/Servant Room, Balconies & Utility etc.)

ACTUAL BUILT UP AREA -2,106 Sq. Ft. / 195.60 Sq. Mtr.

CARPET AREA(As per RERA)- 1255 Sq.Ft. / 116.60 Mtr.

BUILT-UP AREA OF UNIT + EXCLUSIVE BALCONIES -1,789 Sq.Ft./166.20 Sq. Mtr.

BUILT-UP AREA OF COMMON, CIRCULATION & SERVICES - 317 Sq. Ft./ 29.40 Sq. Mtr.

FLOOR	UNIT PRICE (COLD SHELL)	UNIT PRICE (WARM SHELL)
19 th , 18 th , 17 th & 16 th FLOOR	₹ 1,41,00,000	₹ 1,55,00,000
15 th , 14 th , 12 th , & 11 th FLOOR	₹ 1,43,00,000	₹ 1,57,00,000
10 th , 9 th , 8 th , & 7 th FLOOR	₹ 1,45,00,000	₹ 1,59,00,000
6 th , & 5 th FLOOR	₹ 1,47,00,000	₹ 1,61,00,000
4 th , 3 rd & 2 nd FLOOR	₹ 1,49,00,000	₹ 1,63,00,000
1 st FLOOR	₹ 1,52,00,000	₹ 1,66,00,000
Ground Floor with Private Lawn	₹ 1,62,00,000	₹ 1,76,00,000

***5% GST EXTRA**

1. **These facilities are including in above price** – One Car Space in Basement @Rs.3,50,000/-, Club Membership, External and Internal Development (ED & ID)., External Electrification (EE) & Fire Fighting (FF).

2. **These are excluding in above price** – Power Backup Charge for apartment @25,000/-KVA (10KVA COMPULSARY PER APT.), Interest Free Maintenance Security (IFMS)@50/-Sq.Ft. will be paid Extra at the time of possession. The Maintenance Charges, Utility Charges, Stamp Duty and Registration Charges shall be paid by buyer at the time of registration on prevailing rates. The GST/ Taxes on these charges shall be payable extra as per prevailing rates.

3. **Additional Car Space** in Basement (if Required) @Rs.3,50,000/- (Subject to availability).

Signature of Applicant(s)

PAYMENT PLAN

TOWER C		TOWER B		TOWER A	
Booking amount	10%	Booking amount	10%	Booking amount	10%
Within 45 days from booking	20%	Within 45 days from booking	20%	Within 45 days from booking	20%
On completion of cold shell apartment / 90 days from booking, whichever is later	60%	On completion of cold shell apartment / 180 days from booking, whichever is later	60%	On completion of structure of 8th floor (Incl. Walls)	20%
				On completion of structure of 18th floor (Incl. Walls)	20%
				On completion of cold shell apartment	20%
On offer of possession	10%+ POWER BACKUP + IFMS + MAINTENANCE + STAMP DUTY & OTHER CHARGES.	On offer of possession	10%+ POWER BACKUP + IFMS + MAINTENANCE + STAMP DUTY & OTHER CHARGES.	On offer of possession	10%+ POWER BACKUP + IFMS + MAINTENANCE + STAMP DUTY & OTHER CHARGES.

Note:-

- Cheque / Demand Draft should be in favour of "M/S. AHINSHA BUILDERS PVT. LTD." Payable at New Delhi.
- Timely payment of all installments and other charges is the essence of the Allotment.
- The super built up area includes the covered area plus Balconies, Cupboards, Projections, Lofts & Proportionate Common Areas such as Corridors, Passages, Staircase, Lifts, Entrance lobby / Lift lobby, Lift rooms, Lift shafts, Club, Mumties, Guard Room and Common Service Area etc.
- The Maintenance charges shall be payable, fixed, @Rs.6000 Per month for a period of 2 years in advance at the time of offer of possession. And the Utility charges shall be payable in advance for a period of 1 year at prevailing rates at the time of offer of possession on actual basis. The applicable taxes on Maintenance and other charges shall be extra.
- Earnest Money is 10% of the Total Cost of Property.
- Prices/ payment plan are subject to revision/ withdrawal without notice and at the sole discretion of the Company. Price prevailing on the date of acceptance of booking by the Company shall be applicable. The Applicant must check prevailing price of the unit with the company before booking.
- As per section 194 IA of Income Tax Act, 1% TDS is required to be deducted on each payment i.e. 1st June 2013 which shall be deposited by the customer directly and form 16B to be submitted to the company within 30 days from the date of payment made.
- All applicable Government Charges at present or in future and enhancement thereof shall be payable extra by the applicant/allottee on proportionate basis.
- The Terms & conditions of sale stated herein are only indicative and are subject to detailed terms & condition in the Application form and in the Flat Buyer Agreement.

Signature of Applicant(s)