

**RERA REGISTRATION NO : UPRERAPRJ5**

<b>PRICE LIST – PLOTS (W.E.F 01.04.2019)</b>				
PLOT TYPE	PLOT AREA		RATES (Rs.)	BASIC COST OF PLOT (Rs.)
	SQFT	SQMTR		
A	1211	112.50	3200	3875200/-
B	1378	128.00	3200	4409600/-
C	1744	162.00	3200	5580800/-
D	1453	135.00	3200	4649600/-
<b>EXTRA CHARGES:</b>				
1.	Water & Sewer Connection Charges		7500/- per plot	
2.	External Electrification Charges (EEC)		50/- per sqft on plot area	
3.	Malba Charges		15000/- per plot	
4.	Cost of laying of Electricity cable		7500/- per plot	
5.	Water Charges for Construction		15/- per sqft on plot area	
6.	External Development Charges (EDC) payable in LDA		75/- per sqft on plot area	
7.	Club Membership Charges		25000/- per plot	
8.	Administrative charges		2500/- per plot	
9.	Interest Free Maintenance Security (IFMS)		Rs. 15/- per sqft of plot area	
10.	Approx. Monthly Recurring Maintenance Charges per month (MRMC). MRMC for 36 months are payable in advance at the time of offer of possession		Rs. 1/- per sqft per month on plot area	
<b>PREFERENTIAL LOCATION CHARGES (PLC)</b>				
Corner Charges			10% of Basic Price	
Green Facing (Green Belt, Park Facing or adjacent to Park)			8%	
East Facing (Front/Side)			5%	
<b>PAYMENT PLAN</b>				
<b>DOWN PAYMENT PLAN (A)</b>			<b>DEVELOPMENT LINK PLAN (B)</b>	
At the time of booking	10%		At the time of booking	10%
			On 45 <sup>th</sup> day of booking	10%
On 45 <sup>th</sup> day of booking	85% + 100% PLC		On 90 <sup>th</sup> day of booking	10% + 50% PLC
			On laying of sewer line	20%
Down Payment Discount	5%		On laying of water line	20%
			On laying of Road (WBM)	20% + 50% PLC
<b>Other Charges shall be payable at the offer of possession.</b>			On offer of possession	10% + Other Charges
<b>NOTE:</b>				
1. Price list is applicable for standard units. Costing of corner shall be done accordingly.				
2. Price list can be revised at the sole discretion of company without prior notice.				
3. There might be some Units with more than two PLC, in such cases two higher percentage PLC's shall be charged.				
4. Booking/Allotment of unit is subject to terms & condition contained in application form/allotment. Kindly read the terms & condition of application forms/allotment letter carefully. Any changes suggested/implemented in the terms and condition of booking/allotment by RERA shall be incorporated accordingly as and when suggested.				
5. Any additional facility that may be provided shall be charged extra.				
6. Sequence of development work as mentioned above is not fixed. Any of these work can be done first without following the above sequence & payment due for the work shall be demanded accordingly.				
7. Registration charges and all taxes as per government rules shall be charged extra.				
8. Areas mentioned are tentative and may vary and same shall be adjusted at the rates prevailing at the time of booking.				
9. Possession of the plot/villa shall be as per the terms of allotment, after receiving full & final payment along with other charges and after execution of sale deed.				
10. GST will be Payable extra as per Govt. Norms. The Input Credit of GST is already adjusted in Basic Cost.				