

# PRICE LIST

(w.e.f. 1st April 2020)

## Residential Plots

	PLOT SIZES	BASIC SALE PRICE (Per Sq. Yd.)
01	100 to 180 Sq. Yds.	Rs. 24,490/-
02	181 & Above Sq. Yds.	Rs. 23,490/-

## Payment Plans

TIME LINKED PAYMENT PLAN		
1	At The Time of Booking	25% of BSP
2	Within 30 Days of Agreement	75% of BSP
3	Offer of Possession	Additional Charges with GST+IFMS+ Other Cost (If Any)+Registration Charges

DOWN PAYMENT PLAN (6% Discount)		
1	Booking Amount	25% of BSP
2	Within 30 Days of Booking	70% of BSP
3	Offer of Possession	5% of BSP Plus Additional Charges with GST+IFMS+ Other Cost (If Any)+Registration Charges

OTHER CHARGES (GST as Applicable)			
1	Preferred Location Charges (PLC)	Corner	10% of Basic Sales Price
		Park Facing	7% of Basic Sales Price
		Adjoining Park	5% of Basic Sales Price
		East Facing / Wide Road	3% of Basic Sales Price Each
2	Interest Free Club Security	@ Rs. 50,000.	
3	Power Backup Installation cost	@ Rs. 20,000 per KVA (minimum 3 KVA) & GST as applicable per KVA	
4	Interest Free Maintenance Security	@ Rs. 150/- per Sq. Yd.	

### NOTE:

- The rate per sq. yard of basic sale price of the unit shall be firm. There would be no escalation in the rate of BSP of unit, once it is booked and payment is released by the Company.
- All building plans, layouts, specifications are subject to change/modification or revision as decided by the Company/Architect or any other competent authority.
- The terms and conditions of sale stated herein are only indicative and are subject to detailed terms and conditions in the application form and in the allotment letter/ agreement.
- Price mentioned above is subject to change without any prior notice, at sole discretion of the Company. Price prevailing on the date of acceptance of booking by the Company shall be applicable. The applicant should check prevailing price of the Unit with the Company before booking.
- Possession of the plots shall be offered within 18 months from the date of agreement and after receiving 100% payment by the allottee subject to force majeure terms and other conditions to be more fully described in the allotment letter/ agreement.
- Registration Expenses, Stamp Duty, Legal Charges, Court Fee, Documentation Charges etc. shall be payable extra by the allottee as applicable at the time of registration of title deeds.

Valid till - 30th April 2020

# PRICE LIST

(w.e.f. 1st April 2020)

BASIC SALE PRICE	HOTEL ROOM
Per Sq. Ft.	₹ 8290/- + 400 (Other Charges)

## DOWN PAYMENT PLAN (Assured return of 12.5% per annum at 95% payment of net BSP)

At the time of booking	₹2,00,000
Within 15 days of booking	10% of BSP + GST as applicable (Less Booking Amount)
Within 30 days of booking	85% of BSP + GST as applicable
On offer of possession	5% of BSP + SD + PLC + IFMS + Other Charges (if any) + PBC + FFC + EEC + GST as applicable + Registration Charges

## PARTIAL DOWN PAYMENT PLAN (Assured return of 12.5% per annum / Increases on every payment made)

At the time of booking	₹2,00,000
Within 15 days of booking	10% of BSP + GST as applicable (Less Booking Amount)
Within 30 days of booking	40% of BSP + GST as applicable
Within 12 months of booking	25% of BSP + GST as applicable
Within 24 months of booking	20% of BSP + GST as applicable
On offer of possession	5% of BSP + SD + IFMS + FFC + EEC + PBC + PLC + Other Charges (if any) + GST as applicable + Registration Charges

## CONSTRUCTION LINKED PLAN (Assured return of 12.5% per annum at 50% payment of net BSP)

At the time of booking	₹2,00,000
Within 15 days of booking	10% of BSP + GST as applicable (Less Booking Amount)
Within 30 days of booking	40% of BSP + GST as applicable
On start of Basement First Floor Roof Slab	7.5% of BSP + GST as applicable
On start of First Floor Roof Slab	7.5% of BSP + GST as applicable
On start of Third Floor Roof Slab	7.5% of BSP + GST as applicable
On start of Sixth Floor Roof Slab	7.5% of BSP + GST as applicable
On start of Ninth Floor Roof Slab	5% of BSP + GST as applicable
On start of External Finishing Work	5% of BSP + GST as applicable
On start of Internal Finishing Work	5% of BSP + GST as applicable
On offer of possession	5% of BSP + SD + IFMS + FFC + EEC + PBC + PLC + Other Charges (if any) + GST as applicable + Registration Charges

### Terms & Conditions:

- The above mentioned installments are not subsequent installments and shall become payable on demand, irrespective of the serial in which they are listed above.
- The prices indicated above are subject to revision at the discretion of the company. Price applicable on the date of booking and as per the acceptance of the company shall be considered.
- Date of booking refers to the date when the application for booking is submitted to the developer.
- GST shall be extra as per the law.
- In case of non-payment or delay in payment of installment, the developer reserves the right to cancel the allotment or regularise the allotment by charging 24% interest per annum on the monthly compounded basis from the due date.
- Other Charges (per sq. ft.): (a) PBC - Rs. 150/- (b) FFC - Rs. 100/- (c) EEC - Rs. 100/- (d) IFMS - Rs. 50/- (e) PLC - Corner 5%, Highway Facing 5%.
- Transfer Fee of Rs. 200/- per sq. ft. shall be payable (on Super Area) if so applied.
- In case of Joint Allottee amount of assured return shall be payable to allottee in the ratio specified.
- Possession of the hotel room shall be offered within 36 months from the date of Agreement and after receiving 100% Payment by the allottee subject to force majeure terms and other conditions to be more fully described in the allotment letter/ agreement.
- Assured return will be paid only on the paid amount. Subject to conditions as separately agreed.

PBC	Power Backup Charges
PBI	Power Backup Installation
EDC	External Development Charges
FFC	Fire Fighting Charges
EEC	External Electricity Charges
IFMS	Interest Free Maintenance Services
SD	Stamp Duty
BSP	Basic Sale Price
PLC	Preference Location Charges

# PRICE LIST

(w.e.f. 1st April 2020)

## Commercial

SHOWROOM NO.	SIZES IN FEET	LOWER GROUND FLOOR	UPPER GROUND FLOOR	FIRST FLOOR	SECOND FLOOR
SHOP - 01, 03-05, 7-15	16.41 X 60	Rs. 42,00,000/-	Rs. 62,00,000/-	Rs. 52,00,000/-	Rs. 42,00,000/-
SHOP - 02	16.41 X 60 42.25 X 17.61	Rs. 70,00,000/-	Rs. 1,00,00,000/-	Rs. 85,00,000/-	Rs. 70,00,000/-
SHOP - 06	16.41 X 60 29 X 17.25	Rs. 60,00,000/-	Rs. 90,00,000/-	Rs. 75,00,000/-	Rs. 60,00,000/-

## Payment Plans

### DOWN PAYMENT PLAN (12.5% Assured Return on 95% of BSP)

1	At the time of Booking	10% of BSP + GST
2	Within 45th days of Booking	85% of BSP + PLC
3	On Offer of Possession	5% of BSP + IFMS + Any Other Charges

### PARTIAL DOWN PAYMENT PLAN 12.5% Assured Return (Minimum 50% and above of BSP)

1	At the time of booking	10% of BSP
2	Within 45 days of booking	40% of BSP
3	On start of foundation	7.5% of BSP
4	On start of lower ground floor roof slab	7.5% of BSP
5	On start of ground floor roof slab	7.5% of BSP + PLC
6	On start of 1st floor roof slab	7.5% of BSP
7	On start of 2nd floor roof slab	5% of BSP
8	On start of brick work	5% of BSP
9	On start of external development work	5% of BSP
10	On the offer of Possession	5% of BSP + IFMS + Any Other Charges

### CONSTRUCTION LINKED PAYMENT PLAN

1	At the time of booking	10% of BSP
2	Within 45 days of booking	15% of BSP
3	On start of foundation	15% of BSP
4	On start of lower ground floor roof slab	15% of BSP
5	On start of ground floor roof slab	10% of BSP + PLC
6	On start of 1st floor roof slab	10% of BSP
7	On start of 2nd floor roof slab	7.5% of BSP
8	On start of brick work	7.5% of BSP
9	On start of external development work	5% of BSP
10	On the offer of Possession	5% of BSP + IFMS + Any Other Charges

#### Note:-

- All payments must be made by Cheques/Pay Order/Demand Draft only to be issued in favour of "Gupta Builders & Promoters Pvt Ltd." payable at par.
- The rate of the Unit shall be firm. There would be no escalation in the rate of BSP of Unit, once it is booked and payment is realized by the Company.
- Other charges applicable are as follows: (A) Power Backup Installation cost @ 20,000/- for 1 KVA (Minimum 5 KVA) (B) Interest free Maintenance security @ 30,000/- (C) Preferential Location Charges (PLC) For Corner @ 2,50,000/-
- All applicable Government Charges & other taxes / Levies etc. at present or in future and any enhancement thereof shall be borne and payable extra by the applicant/ allottee on proportionate basis.
- All building plans, layouts, specifications are subject to change/modification or revision as decided by the Company/Architect or any other competent authority.
- The area of Unit being booked as per PBRERA carpet Area (Super-Built-Up Area including Covered Area/Built-Up-Area plus proportionate share of service and

common areas). The terms and condition of sale stated herein are only indicative and are subject to detailed terms and conditions in the Application Form and in the Allotment Letter/ Agreement.

- Price mentioned above is subject to change without any prior notice, at sole discretion of the Company. Price prevailing on the date of acceptance of booking by the Company shall be applicable. The Applicant should check prevailing price of the Unit with the Company before booking.
- \*Possession of the Towers shall be offered within 36 months from the date of Agreement and after receiving 100% Payment by the Allottee subject to force majeure terms and other conditions to be more fully described in the Allotment Letter/ Agreement.
- Registration Expenses, Stamp Duty, Legal Charges, Court Fee, Documentation Charges etc. shall be payable extra by the Allottee as applicable at the time of registration of title deeds.

# PRICE LIST

(w.e.f. 1st April 2020)

## Residential Villa

VILLA SIZE (Sq.Yd.)	BASIC SALE PRICE
102.66 Sq. Yd.	Rs. 58,00,000/-

**SPECIAL FEATURES:** Modular kitchen with Chimney HOB, RO (Under counter), All toilets with shower glass enclosure, geyser, exhaust fan, looking mirror, premium CP fittings, (Master toilet with body shower, 1 granite or marble wall, 3 tile walls), All rooms with wardrobe, LED lights, ceiling fans, (Master bedroom with laminated flooring, drawing room with 1.5 tonne AC, video door phone and false ceiling extra), Terrace with water feature, bar counter and gazebo with table/chairs

OTHER CHARGES (GST as Applicable)			
1	Preferred Location Charges (PLC)	East Facing	3% of Basic Sales Price
		Corner	7% of Basic Sales Price
		East Facing + Corner	8% fo Basic Sales Price
2	Interest Free Club Security	Rs. 50,000/-	
3	Power Backup Installation cost	Rs. 60,000/-	
4	Interest Free Maintenance Security	Rs. 30,000/-	

DOWN PAYMENT PLA (7% Discount)		
1	At the time of booking amount	10% of BSP + GST (As Applicable)
2	Within 30 Days of Booking	85% of BSP + PLC
3	Offer of Possession	5% of BSP + IFMS + Any other charges

SUBVENTION PAYMENT PLAN (80% FUNDING)		
1	Booking Amount	10% of BSP + GST (As Applicable)
2	Offer of Possession	10% of BSP + GST (As Applicable) + Other Charges

CONSTRUCTION LINKED PAYMENT PLAN		
1	Booking Amount	10% of BSP + GST (As Applicable) + PLC
2	Completion of Ground Floor Roof Slab	25% of BSP + GST (As Applicable)
3	Completion of First Floor Roof Slab	25% of BSP + GST (As Applicable)
4	Completion of Internal Finishing	20% of BSP + GST (As Applicable)
5	Completion of External Finishing	10% of BSP + GST (As Applicable)
6	At the Offer of Possession	10% of BSP + GST (As Applicable) + Other Charges (as applicable)

1. The rate per Sq. yard of Basic Sale Price of the Unit shall be firm. There would be no escalation in the rate of BSP of Unit, once it is booked and payment is released by the Company.
2. All building plans, layouts, specifications are subject to change/modification or revision as decided by the Company/Architect or any other competent authority.
3. The terms and conditions of sale stated herein are only indicative and are subject to detailed terms and conditions in the Application Form and in the Allotment Letter/ Agreement.
4. Price mentioned above is subject to change without any prior notice, at sole discretion of the Company. Price prevailing on the date of acceptance of booking by the Company shall be applicable. The Applicant should check prevailing price of the Unit with the Company before booking.
5. Possession of the Villas shall be offered within 24 months from the date of Agreement and after receiving 100% Payment by the Allottee subject to force majeure terms and other conditions to be more fully described in the Allotment Letter/ Agreement.
6. Registration Expenses, Stamp Duty, Legal Charges, Court Fee, Documentation Charges etc. shall be payable extra by the Allottee as applicable at the time of registration of title deeds.
7. Extra maintenance charges shall be levied from time to time as company's discretion.

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(w.e.f. 1st April 2020)

## Group Housing

DESCRIPTION	2 BHK (Type-2)	2 BHK (Type-1)	3 BHK (Type-2)	3 BHK (Type-1)	Preferential Location Charges (PLC)
	DD + 2 Bedrooms + Kitchen + 2 Washrooms + 4 Balconies	DD + 2 Bedrooms + Kitchen + Store + 2 Washrooms + 4 Balconies	DD + 3 Bedrooms + Kitchen + 3 Washrooms + 4 Balconies	DD + 3 Bedrooms + Kitchen + Store + 3 Washrooms + 4 Balconies	
Super Area	(1277 Sq. ft.)	(1359 Sq. ft.)	(1448 Sq. ft.)	(1696 Sq. ft.)	Rs. 2,50,000 CORNER
RERA Area	(743.80 Sq. ft.)	(832.00 Sq. ft.)	(916.40 Sq. ft.)	(1048.80 Sq. ft.)	
Sixth & Above	Rs. 42,11,000	Rs. 44,81,000	Rs. 47,71,000	Rs. 55,91,000	
Fifth Floor	Rs. 42,51,000	Rs. 45,31,000	Rs. 48,21,000	Rs. 56,51,000	
Fourth Floor	Rs. 43,11,000	Rs. 45,71,000	Rs. 48,71,000	Rs. 57,11,000	Rs. 2,50,000 PARK FACING
Third Floor	Rs. 43,51,000	Rs. 46,21,000	Rs. 49,21,000	Rs. 57,61,000	
Second Floor	Rs. 43,81,000	Rs. 46,71,000	Rs. 49,71,000	Rs. 58,21,000	
First Floor	Rs. 44,21,000	Rs. 47,11,000	Rs. 50,21,000	Rs. 58,71,000	

### SPECIAL FEATURES

Modular Kitchen with Chimney, Hob, RO, Modular Wardrobes in all Bedrooms, & POP False ceiling with lights in all Rooms.

## Payment Plan

### DOWN PAYMENT PLAN (10% Discount)

1	At the Time of Booking	10% of BSP + GST
2	Within 30th day of Booking	85% of BSP + 100% PLC + 100% FLC + GST
3	On Offer of Possession	5% of BSP + Add charges + GST + IFMS + Registration charges + Other cost (If Any)

### SUBVENTION PAYMENT PLAN ( Rs. 200/- per sq ft will be Charge Extra on Super Area)

The rest balance installments (80% of BSP) shall be payable by the allottees/applicants as agreed and understood in accordance with the Subvention scheme. It shall be obligatory upon the allottees/applicants to furnish the requisite documents as and when required by the developers and/or the bank to process subvention file also to execute the Agreement for Sale in timely manner. (Note: - GST will be Paid By Customer only)

1	At the Time of Booking	10% of BSP + GST (By Client)
2	Disbursement As per Bank Norms	75% of BSP (By Bank) + GST (By Client)
3	At time of Flooring	10% of BSP + 100% PLC + GST (By Client)
4	On Offer of Possession	5% of BSP (By Bank) + Add charges + GST + IFMS + Registration charges + other cost if Any (By Client)

### FLEXI PAYMENT PLAN

1	At the Time of Booking	10% of BSP + GST
2	Within 30th day of Booking	15% of BSP + GST
3	Within 12 months of Booking	25% of BSP + GST
4	Within 24 months of Booking	25% of BSP + GST
5	Within 30 months of Booking	20% of BSP + 100% PLC + GST
6	On Offer of Possession	5% of BSP + Add charges + GST + IFMS + Registration charges + Other cost (If Any)

### CONSTRUCTION LINKED PAYMENT PLAN

1	At the Time of Booking	10% of BSP + GST
2	Within 30th day of Booking	10% of BSP + GST
3	On Start of Construction	10% of BSP + GST
4	On Start of Ground Floor Roof Slab	10% of BSP + GST
5	On Start of 2nd Floor Roof Slab	10% of BSP + 50% of PLC + GST
6	On Start of 6th Floor Roof Slab	10% of BSP + 50% of PLC + GST
7	On Start of 10th Floor Roof Slab	10% of BSP + GST
8	On Start of 14th Floor Roof Slab	10% of BSP + GST
9	On Start of Plaster Work	10% of BSP + GST
10	On Start of Flooring	5% of BSP + GST
11	On Offer of Possession	5% of BSP + Add charges + GST + IFMS + Registration charges + Other cost (If Any)

### Note:-

- All payments must be made by Cheques/Pay Order/Demand Draft only to be issued in favour of "Gupta Builders & Promoters Pvt Ltd." payable at par.
- The rate of the Unit shall be firm. There would be no escalation in the rate of BSP of Unit, once it is booked and payment is realized by the Company.
- One Parking Free. Additional car parking @ 3,00,000/- (If available)**
- Other charges applicable are as follows: (A) Interest Free Club Security @ 75,000/-, (B) Power Backup Installation cost@ 60,000/- for 3 KVA, (C) Interest free Maintenance security @ 50,000/-.**
- All applicable Government Charges, Taxes, Cesses Like EDC, IDC, City Development Charges & other taxes / Levies etc. at present or in future and any enhancement thereof shall be borne and payable extra by the applicant/ allottee on proportionate basis.
- All building plans, layouts, specifications are subject to change/modification or revision as decided by the Company/Architect or any other competent authority.
- The area of Unit being booked as per PBRERA carpet Area (Super-Built-Up Area including Covered Area/Built-Up-Area plus proportionate share of service and common areas). The terms and condition of sale stated herein are only indicative and are subject to detailed terms and conditions in the Application Form and in the Allotment Letter/ Agreement.
- Price mentioned above is subject to change without any prior notice, at sole discretion of the Company. Price prevailing on the date of acceptance of booking by the Company shall be applicable. The Applicant should check prevailing price of the Unit with the Company before booking.
- \*Possession of the Towers shall be offered within 40 months from the date of Agreement and after receiving 100% Payment by the Allottee subject to force majeure terms and other conditions to be more fully described in the Allotment Letter/ Agreement.
- If not delivered in precribed time than company will pay a Penalty as per PBRERA policy.**
- Registration Expenses, Stamp Duty, Legal Charges, Court Fee, Documentation Charges etc. shall be payable extra by the Allottee as applicable at the time of registration of title deeds.

Valid till - 30th April 2020