



gbpgroup.in  
GBP/AS/01-B

# ATHENS-I

— A CITY WITHIN THE CITY —

PBRERA-SAS79-PRO218

wef: 01-09-2019

## PRICE LIST

BASIC SALE PRICE (BSP)		
DESCRIPTION	2BHK	3BHK
	DD + 2 BEDROOM + 2 WASHROOM + 3 BALCONY + STORE	DD + 3 BEDROOM + 3 WASHROOM + 4 BALCONY + STORE
AREA	Super Area 1149 Sq ft Carpet Area 751 Sq ft	Super Area 1502 Sq ft Carpet Area 997 Sq ft
Fifth Floor & Above	Rs. 48,83,000/-	Rs. 63,84,000/-
Third & Fourth Floor	Rs. 49,81,000/-	Rs. 65,11,000/-
Second Floor	Rs. 50,30,000/-	Rs. 65,75,000/-
First Floor	Rs. 50,78,000/-	Rs. 66,39,000/-
Ground Floor	Rs. 51,27,000/-	Rs. 67,03,000/-

**OTHER CHARGES: PLC/CORNER - 6% | PARK FACING - 6% | EAST FACING - 3%**

### SPECIAL FEATURES

Modular Kitchen with chimney, Hob, RO, Modular wardrobe in all bedrooms, geysers in all washrooms, fan in all rooms, shower panel with frameless showers enclosure in master washroom & POP false ceiling with LED lights.

## PENTHOUSE

DESCRIPTION	AREA	BASIC SALE PRICE (BSP)
(D/D + 3 BEDROOM + FAMILY LOBBY + KITCHEN + STORE + 4 WASHROOM + 4 BALCONY & TERRACE GARDEN WITH BAR COUNTER	Super Area 2218 Sq ft Carpet Area 1281 Sq ft	Rs. 91,00,000/-

**OTHER CHARGES: PLC/CORNER - 6% | PARK FACING - 6% | EAST FACING - 3%**

### SPECIAL FEATURES

Modular Kitchen with Chimney, Hob, RO, Modular Wardrobes in all Bedrooms, Geyser in all washrooms, Fans in all Rooms, Frameless Shower enclosure with Shower Panel in Master Washroom & POP False ceiling with LED lights & Jacuzzi.



gbpgroup.in  
GBP/AS/01-B

# ATHENS-I

— A CITY WITHIN THE CITY —

PBRERA-SAS79-PR0218

## PAYMENT PLANS

### DOWN PAYMENT PLAN (8% Discount )

1	At the time of booking	10% of BSP + GST
2	Within 30 days of booking	85% of BSP + 100% PLC +GST
3	On offer of possession	5% of BSP + Add Charges + GST + IFMS + other cost if any + Registration charges

### 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 5th floor roof slab	10% Of BSP + 50% of PLC + GST
7.	On start of 8th Floor roof slab	10% Of BSP + GST
8.	On start of Brick work	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 + other cost if any + Registration charges

### FLEXI PAYMENT PLAN (8% Discount on 50% Payment)

1.	Booking Amount	10%
2.	Within 30 days of Booking (Agreement)	40%
3.	On Completion of Structure	25%
4.	At the time of offer of possession	25% + of BSP + Add charges + GST + IFMS + other cost if any + Registration Charges

### FLEXI PAYMENT PLAN (4% Discount on 35% Payment)

1.	Booking Amount	10%
2.	Within 30 days of Booking (Agreement)	25%
3.	On Completion of Structure	35%
4.	At the time of offer of possession	30% + of BSP + Add charges + GST + IFMS + other cost if any + Registration Charges

Please Note:-

- All payments must be made to HDFC- Master Escrow Account No. 57500000133546, IFSC Code HDFC0000003 by RTGS/Cheque/Pay Order/Demand Draft only to be issued in the favour of "Gupta Builders & Promoters Pvt. Ltd." payable at par**
- The rate of the unit shall be firm and subject to change without any prior notice, at sole discretion of the company. There will be no escalation in the rate of BSP of unit, once it is booked and payment is realized by the company.
- One car parking (open :- free of cost / covered :- Rs. 1,00,000/-) will be provided to every flat. Additional car parking @3,00,000/- (if available).
- Other charges as applicable: (a) Club Membership @75,000/-, (b) Power Backup Installation Cost for 2 BHK & 3 BHK @60,000/- (3KVA), for Penthouse @1,00,000/- (5KVA) (c) Interest Free Maintenance Security @25000/-.**
- All applicable Government Charges, Taxes, Cesses like EDC, IDC, City Development Charges & other taxes/levies etc. at present or in future and any enhancement therefore shall be borne and payable extra by the applicant/allottee on proportional 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.
- 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.
- If not delivered in prescribed time, company will pay penalty as per PBRERA policy.
- Registration Expenses, Stamp Duty, Legal Charges, Court Fee, Documentation Charges etc. shall be payable at the time of registration of title deeds.

valid up to 30-09-2019



gbpgroup.in  
GBP/AS/01-B

# ATHENS-II

— A CITY WITHIN THE CITY —

PBRERA-SAS79-PR0291

wef: 01-09-2019

## PRICE LIST

BASIC SALE PRICE (BSP)				
DESCRIPTION	3BHK		3BHK + SR	4BHK + SR
	DD + 3 BEDROOM + 3 WASHROOM + 3 BALCONY + STORE	DD + 3 BEDROOM + 3 WASHROOM + 4 BALCONY + STORE	DD + 3 BEDROOM + 3 WASHROOM + 4 BALCONY + STORE + SERVANT ROOM	DD + 4 BEDROOM + 4 WASHROOM + 5 BALCONY + STORE + SERVANT ROOM
<b>TOWER</b>	<b>AURA</b>	<b>SUNSHINE</b>	<b>UNIVERSE</b>	<b>UNIVERSE</b>
<b>Super Area</b>	<b>1504 Sq. ft</b>	<b>1564 Sq. ft</b>	<b>1953 Sq. ft</b>	<b>2319 Sq. ft</b>
<b>Carpet Area</b>	<b>1025 Sq. ft</b>	<b>1068 Sq. ft</b>	<b>1361 Sq. ft</b>	<b>1661 Sq. ft</b>
Fifth & Above	Rs. 63,92,000/-	Rs. 66,47,000/-	Rs. 91,79,000/-	Rs. 1,09,00,000/-
Third & Fourth Floor	Rs. 65,20,000/-	Rs. 67,80,000/-	Rs. 93,63,000/-	Rs. 1,11,18,000/-
Second Floor	Rs. 66,48,000/-	Rs. 69,13,000/-	Rs. 95,51,000/-	Rs. 1,13,36,000/-
First Floor	Rs. 67,12,000/-	Rs. 69,80,000/-	Rs. 96,38,000/-	Rs. 1,14,45,000/-

**OTHER CHARGES: PLC/CORNER - 6% | PARK FACING - 6% | EAST FACING - 3%**

## SPECIAL FEATURES

AURA / SUNSHINE	UNIVERSE
Modular Kitchen with Chimney, Hob, RO, Modular Wardrobes in all Bedrooms, Geyser in all washrooms, Fans in all Rooms, Shower Panel with Frameless shower enclosure in Master washroom & POP False Ceiling in all Rooms with LED Light.	Modular Kitchen with Chimney, Hob, RO, Modular Wardrobes in all Bedrooms, Geyser in all washrooms, Fans in all Rooms, Shower Panel with Frameless shower enclosure in 2 washroom, Laminated/POP False Ceiling in all Rooms with LED Light, Semi Automation & Mesh Door of UPVC window in Master Bedroom, 1 other Bedroom & Drawing Room, Wallpaper in Drawing Room, Lobby Area & Master Bedroom & One Wall of other Bedroom.

## PENTHOUSE

DESCRIPTION	AREA	BASIC SALE PRICE (BSP)
<b>DD + 4 BEDROOM + KITCHEN + STORE + 4 WASHROOM + 5 BALCONY + SERVANT ROOM &amp; TERRACE GARDEN</b>	<b>Super Area 2938 Sq ft Carpet Area 1842 Sq ft</b>	<b>Rs. 1,20,00,000/-</b>
<b>DD + 4 BEDROOM + KITCHEN + STORE + 4 WASHROOM + 5 BALCONY + SERVANT ROOM &amp; TERRACE GARDEN</b>	<b>Super Area 3345 Sq ft Carpet Area 2002 Sq ft</b>	<b>Rs. 1,52,86,650 /-</b>

**OTHER CHARGES : PLC/CORNER-6% PARK FACING-6% EAST FACING-3%**

## SPECIAL FEATURES

Modular Kitchen with Chimney, Hob, & RO, Modular Wardrobes in all Bedrooms, Geyser in all washrooms, Fan in all rooms, Frameless shower Enclosure & Shower Panel in two Washrooms, Jacuzzi, Laminated / POP false ceiling with LED lights & Semi Automation, Mesh doors of UPVC window in Master Bedroom, 1 other Bedroom & Drawing Room, Wallpaper in Drawing Room, Lobby Area & Master Bedroom & one Wall of other Bedroom in 4 BHK+SR



gbpgroup.in  
GBP/AS/01-B

# ATHENS-II

— A CITY WITHIN THE CITY —

PBRERA-SAS79-PRO291

## PAYMENT PLANS

### DOWN PAYMENT PLAN (8% Discount )

1	At the time of booking	10% of BSP + GST
2	Within 30 days of booking	85% of BSP + 100% PLC +GST
3	On offer of possession	5% of BSP + Add Charges + GST + IFMS + other cost if any + Registration charges

### 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 5th floor roof slab	10% Of BSP + 50% of PLC + GST
7.	On start of 8th Floor roof slab	10% Of BSP + GST
8.	On start of Brick work	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 + other cost if any + Registration charges

### FLEXI PAYMENT PLAN (8% Discount on 50% Payment)

1.	Booking Amount	10%
2.	Within 30 days of Booking (Agreement)	40%
3.	On Completion of Structure	25%
4.	At the time of offer of possession	25% of BSP + Add charges + GST + IFMS + other cost if any + Registration Charges

### FLEXI PAYMENT PLAN (4% Discount on 35% Payment)

1.	Booking Amount	10%
2.	Within 30 days of Booking (Agreement)	25%
3.	On Completion of Structure	35%
4.	At the time of offer of possession	30% of BSP + Add charges + GST + IFMS + other cost if any + Registration Charges

Please Note:-

- All payments must be made to ICICI Bank, A/C 096705002362, IFSC ICIC0000967 by RTGS/Cheque/Pay Order/Demand Draft only to be issued in the favour of "Gupta Builders & Promoters Pvt. Ltd." payable at par
- The rate of the unit shall be firm and subject to change without any prior notice, at sole discretion of the company. There will be no escalation in the rate of BSP of unit, once it is booked and payment is realized by the company.
- One car parking (open :- free of cost / covered :- Rs. 2,00,000/-) will be provided to every flat. Additional car parking @3,00,000/- (if available).
- Other charges as applicable: (a) Club Membership @1,00,000/-, (b) Power Backup Installation Cost for 3 BHK @60,000/- (3KVA), for 3 BHK + SR @ 80,000/- (4KVA), for 4BHK + SR and Penthouse @1,00,000/- (5KVA) (c) Interest Free Maintenance Security @25000/-.**
- All applicable Government Charges, Taxes, Cesses like EDC, IDC, City Development Charges & other taxes/levies etc. at present or in future and any enhancement therefore shall be borne and payable extra by the applicant/allottee on proportional 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.
- 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.
- If not delivered in prescribed time, company will pay penalty as per PBRERA policy.
- Registration Expenses, Stamp Duty, Legal Charges, Court Fee, Documentation Charges etc. shall be payable at the time of registration of title deeds.

valid up to 30-09-2019