

Gulshan Botnia, Sector-144, Noida

Price List

w.e.f. 05th March, 2016

Rates Effective from 05/03/2016	
BSP	4750/- Rs. Per Sq. Ft.
Inaugural Discount	500/- Rs. Per Sq. Ft.

(Above rates are inclusive of EEC, FFC, Club Membership and 1KVA Power Back -Up)

TYPE	2B + 2T	2B + 2T + STUDY	3B + 2T	3B + 2T (SMALL)	3B + 2T (BIG)
Area (Sq. Ft.)	1025	1160	1355	1370	1475

- A. Service Taxes as prescribed by Government from time to time shall be charged over and above the BSP and other charges.
- B. Floor PLC are additional to the Basic Sale Price

Floor	1st	2nd	3rd	4th	5th	6th	7 th	8th	9th	10th	11th	12th
PLC (Rs. Per sq. ft.)	100	100	100	75	75	50	50	50	50	50	25	25

- C. Preferential location charges are additional to the Basic Sale Price
- Park Facing (PLC 1) : Rs. 200 per. Sq.ft.
 - Corner (PLC 2) : Rs. 100 per. Sq.ft.
 - Front/ Road Facing (PLC 3) : Rs. 75 per. Sq.ft.
- D. Interest Free Maintenance Security Deposit (IFMS) - Rs. 25/- per sft is applicable for each dwelling unit to be taken at the time of offer of possession.
- E. Lease Rent- Rs. 90/-per sq. is applicable for each dwelling unit.
- F. Dual Meter Charges- Rs. 25,000/-
- G. Extra Power Back up charges - Rs. 30,000 per KVA.
- H. Parking Charges:
- | | |
|-----------------------------------|---------------------------|
| Basement Covered car parking | -Rs. 4, 00,000 per slot. |
| Basement Back to Back car parking | - Rs. 6, 00,000 per slot. |
| Stilt Car Parking | - Rs. 5, 00,000 per slot. |
| Stilt Back to Back Car Parking | - Rs. 7, 50,000 per slot. |
- I. The management reserves to levy any other charge as may be applicable or as may be imposed by the Government.
- J. The registration charges, stamp duty, legal documentation charges and any other govt. levies are in addition to the aforesaid Price and shall be payable at the time of offer of possession.

Other Terms and conditions

- a) The prices are subject to revision for all the remaining units or as decided by the company from time to time.
- b) The Scheme shall be closed at the discretion of the management. .
- c) The other terms and conditions of sale would be as per the application form and standard allotment letter of the company.
- d) Areas are indicative only and subject to variation as per final construction and final sanctions from the competent authority. Any change in the layout of the unit as may be prescribed by the competent authority shall be carried out as per the requirements under law.
- e) The super areas include the covered area plus the proportionate area under common corridors, passages, staircases, mumpies, projections, water tanks etc.
- f) Timely payment of the installments is the essence of the agreement. For any delay in payment an interest @18% shall be charged.
- g) It is the responsibility of the customer/allottee to pay TDS on each demand raised (excluding service tax) if property is worth 50 lakh and above.
- h) The prices at the time of booking are escalation free.

Gulshan Botnia, Sector-144, Noida

Cheques / Drafts to be issued favoring –

“Gulshan Homes and Infrastructure Pvt. Ltd.”, Payable at Delhi.

CLP PAYMENT PLAN	
STAGES	% of Total Cost
At the time of Booking	4 to 5 lac
Within 45 days of Booking *	Up to 15
On Start of Excavation	8
On Starting of raft/foundation	8
On Casting of 1 st Floor Slab	7
On Casting of 3 rd Floor Slab	5
On Casting of 5 th Floor Slab	9
On Casting of 7 th Floor Slab	5
On Casting of 9 th Floor Slab	5
On Casting of 11 th Floor Slab	9
On Casting of 13 th Floor Slab	5
On Casting of Top Floor Slab	5
On Starting of External Plaster of the Tower	5
On Starting of External Paint of the Tower	5
On Starting of Flooring & Tiles of the Tower	4
At the time of offer of Possession + IFMS (Two months before possession)	5
Total	100

In case the booking is done at an advanced stage of construction, the Customer will pay the entire amount up to the construction stage within 30 days of Booking.

Note:-

- Booking Amount of Rs. 4,00,000/- For 2BHK & 2BHK+Study
- Booking Amount of Rs. 5,00,000/- For 3BHK
- * Less booking amount