

# Gulshan Botnia

Sector-144, Noida

W.e f. June 1<sup>st</sup> 2018

## Price List

Type of Apartment	Unit Type	Total Area (Sq. Ft.)	Carpet Area (Sq. Ft.)	Balcony Area (Sq. Ft.)	Unit Cost Start From in CLP Payment plan*	Unit Cost Start From in Super 20 Payment Plan*
A	2 Bed + 2 Toilet	1025	591.17	155.04	INR. 52,86,000/-	INR. 54,91,000/-
B	2 Bed + 2 Toilet + Study	1160	688.39	159.66	INR. 59,39,400/-	INR. 61,71,400/-
C	3 Bed + 2 Toilet	1355	818.817	178.79	INR. 68,83,200/-	INR. 71,54,200/-
D	3 Bed + 2 Toilet	1370	800.271	213.23	INR. 70,58,550/-	INR. 73,32,550/-
E	3 Bed + 2 Toilet	1475	876.114	216.36	INR. 76,48,375/-	INR. 79,43,375/-

\* Above Unit Cost are Inclusive of one basement parking, Dual meter Charges, Lease Rent, 1 Kva Power Back Up & Club Membership

### Terms & Conditions for Payment:

- GST (Good and Services Tax) as prescribed by Government from time to time shall be charged over and above the Unit cost and other charges.
- Additional basement covered parking for single slot INR 3,00,000/- and Back to Back slot INR 5,00,000/- Plus Taxes.
- Additional Power Back up charges - INR. 30,000/- per KVA plus Taxes.
- Interest Free Maintenance Security Deposit (IFMS) is applicable for each dwelling unit to be taken at the time of offer of possession.

Total Area (Sq. Ft.)	1025	1160	1355	1370	1475
Carpet Area (Sq. Ft.)	591.17	688.39	818.817	800.271	876.114
IFMS (INR.)	25625	29000	33875	34250	36875

- Possession Charges like Two Years Advance Maintenance Charges, Club Uses Charges, Water & sewer Charges, Connection sharing with PVVNL Charges and IGL Connection Charges will be taken at the time of Offer of Possession.
- 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.
- The prices are subject to revision for all the remaining units or as decided by the company from time to time.
- The management reserves to levy any other charge as may be applicable or as may be imposed by the Government.
- The Scheme shall be closed at the discretion of the management. .
- The other terms and conditions of sale would be as per the application form and standard allotment letter of the company.
- 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.
- Timely payment of the installments is the essence of the agreement. For any delay in payment an interest @12% shall be charged.
- It is the responsibility of the customer/allottee to pay TDS on each demand raised (excluding service tax/ GST) if property is worth 50 lakhs and above.
- The prices at the time of booking are escalation free.

### Cheques / Drafts to be issued favoring -

**"Gulshan Homes and infrastructure Pvt. Ltd.", Payable at Delhi.**