

3 BHK + 2 TOILET + 3 BALCONY

PAYMENT PLANS

w.e.f : 20th Sept. 2018

Particulars	CLP	Super Structure (40:40:20)	Special 25
On Booking	10%	10%	10%
Within 30 Days of Booking	10%	30%	15%
On Excavation	5%	-	-
On Laying of Raft	5%	-	-
On Casting of Basement Slab	5%	-	-
On Casting of Ground Floor Slab	5%	-	25%
On Casting of 3 rd Floor Slab	5%	-	-
On Casting of 6 th Floor Slab	5%	-	-
On Casting of 9 th Floor Slab	5%	-	-
On Casting of 12 th Floor Slab	5%	-	-
On Casting of 15 th Floor Slab	5%	-	-
On Casting of 18 th Floor Slab	5%	-	-
On Casting of 21 st Floor Slab	5%	-	-
On Casting of 24 th Floor Slab	5%	-	-
On Casting of Top Floor Slab	5%	40%	25%
On Completion of External Plaster/Primer	5%	-	-
On Offer of Possession	10%	20%	25%

Note:

- Cheque/Draft to be made in favor of M/s. IV County Pvt. Ltd. Payable at New Delhi.
- Prices are subject to change without any prior notice at sole discretion of the company.
- No cancellation no refund.
- No escalation shall be charged for apartment sold.
- The building plans and units sizes are tentative and the Builder may make such changes, modifications, alterations and additions therein as may be deemed necessary or may be required to be done by the Builder, the Government/Noida Authority, any other Local Authority or Body having jurisdiction.
- The above area mentioned is Super Area.
Super Area: (i) the entire area of the said flat enclosed by its periphery walls, including half of the area under common walls between two flats, and full area of walls in other case; area under columns, cupboards, window projections and balconies; and (ii) proportionate share of service areas to be utilized for common use and facilities, including but not limited to lobbies, staircase, circulating areas, lifts, shafts, passage, corridors, stairs, lift machine room, area for water supply arrangement, maintenance office, security/fire control rooms etc.
Built up Area: Built up area, as per CREDAI definition, shall mean the total Polyline(PLine) area measured on the outer line of the unit including balconies and/or terrace with or without roof. The outer walls which are shared with another unit shall be computed at 50% Remaining Outer walls are computed at 100%.
Carpet Area: Carpet Area is the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment.
- Booking is subject to detailed terms and conditions as given in agreement to sell/flat buyer's agreement.
- Registration, stamp duty charges, service tax, GST and any other taxes extra as per government norms.
- Cost of Registering agreement to sell/flat buyer's agreement as per RERA guidelines will be borne by the buyer.
- The company and its agents do not endorse any kind of credit notes.

CARPET AREA - 844 SQ. FT.
 BUILT UP AREA - 1081 SQ. FT.
 SUPER AREA - 1350 SQ. FT.

COST CALCULATION SHEET

w.e.f : 20th Sept. 2018

Basic Charges	
Basic Cost	₹ 78,97,500 /-
Single Parking	₹ 4,00,000/-
Club Membership	₹ 1,50,000/-
Lease Rent	₹ 1,28,250/-
Power Back Up (1KVA)	₹ 20,000/-
IFMS	₹ 54,000/-
PLC Charges	
Park	₹ 2,00,000/-
Corner	₹ 75,000/-
Premium Corner	₹ 1,75,000/-
Floor PLC	
Ground	₹ 2,00,000/-
1 st to 3 rd	₹ 3,00,000/-
4 th to 6 th	₹ 2,75,000/-
7 th to 9 th	₹ 2,50,000/-
10 th to 12 th	₹ 2,00,000/-
13 th to 15 th	₹ 1,50,000/-
16 th to 18 th	₹ 50,000/-
24 th to 26 th	₹ 2,00,000/- (Less)
27 th / Top	₹ 3,50,000/- (Less)

- This price list is for comparative purpose only. The flat shall be sold on lump sump price. This break-up is only for calculation/comparative purpose.
- The amount paid by the intending allottee will be treated as application money and if for any reason, whatsoever, be it for a circumstance, within or beyond the control of the company/builder, the whole or part of the project is abandoned, the intending allottee shall have no claim of any kind against the builder, and the builder will be discharged of its obligations on the payment of the principal amount in full as received from the applicant, without any interest thereon.
- No plan change request will be entertained.
- Company reserves the right to withdraw the payment plan at its sole discretion without any prior notice.
- Interest penalty for delayed payment, Cancellation charges, restoration charges of cancelled flat will be charged as per detailed terms and conditions mentioned in the Individual agreement to sell/flat buyer's agreement.
- All parking will be allotted at the sole discretion of the company/developer. It can be mechanical or non-mechanical depending upon the technical feasibility of the project.
- Post dated cheques to be given at the time of booking or execution of agreement in case of Super Structure Plan (40:40:20) & Special 25 Plan (25:25:25:25).
- Apart from the above mentioned charges, charges for Electricity connection, Gas connection, water and sewerage connection, dual meter or any other services will be charged extra at the time of offer of possession.
- The total cost of the unit will be calculated on Super Area on a bundle pricing method. However if need be as per RERA guidelines if calculation has to be done on Carpet Area, it can be done factoring the Total Cost as per Super Area.
- Any amount paid in terms of taxes to the government or authority concerned shall not be refunded.
- The above prices mentioned here are after consideration of any input credit received and/or to be received under GST or other taxation policies.

