

# Gulshan Bellina

Greater Noida (west)

W.e f. Jan 25<sup>th</sup> 2018

## Price List

Type of Apartment	Unit Type	Super Area (Sq. Ft.)	Carpet Area (Sq. Ft.)	Unit Cost Start From*
01	2 Bed + 2 Toilet	1020	597.919	INR. 36,91,000/-
02	2 Bed + 2 Toilet + Study	1105	662.696	INR. 39,71,500/-
03	3 Bed + 2 Toilet	1330	790.719	INR. 48,13,750/-
03A	3 Bed + 2 Toilet	1350	800.325	INR. 47,80,000/-
04	3 Bed + 2 Toilet + Puja	1495	918.769	INR. 53,33,250/-
05	3 Bed + 3 Toilet + Study	1745	999.233	INR. 63,01,625/-

\* 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. 20,000/- 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.

Super Area (Sq. Ft.)	1020	1105	1330	1350	1495	1745
Carpet Area (Sq. Ft.)	597.919	662.696	790.719	800.325	918.769	999.233
IFMS (INR.)	25500	27625	33250	33750	37375	43625

- 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) 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 Homz Pvt. Ltd.", Payable at Delhi.**

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## **CLP PAYMENT PLAN**

<b>STAGES</b>	<b>% AGE OF PAYMENT</b>
At the time of Booking	10%
Within 30 days of Booking	10%
On Start of Excavation	10%
On Starting of raft/foundation	7%
On Casting of 1 <sup>st</sup> Floor Slab	7%
On Casting of 4 <sup>th</sup> Floor Slab	7%
On Casting of 7 <sup>th</sup> Floor Slab	7%
On Casting of 10 <sup>th</sup> Floor Slab	7%
On Casting of 13 <sup>th</sup> Floor Slab	6%
On Casting of 16 <sup>th</sup> Floor Slab	6%
On Casting of Top (19 <sup>th</sup> ) Floor Slab	6%
On Starting of External Plaster of the Tower	6%
On Starting of External Paint of the Tower	6%
At the time of offer of Possession (Two months before possession)	5%+ IFMS + Other Charges
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.