

Gulshan Ikebana

Sector-143, Noida

W.e f. Aug 01ST 2017

Price List

Type of Apartment	Unit Type	Super Area (Sq. Ft.)	Carpet Area (Sq. Ft.)	Unit Cost Start From*
B1-GR.	2 Bed + 2 Toilets + Store	1315	812.671	INR. 77,60,473/-
A	3 Bed + 2 Toilets	1340	788.990	INR. 73,55,260/-
A1-TYP.	3 Bed + 2 Toilets	1340	787.753	INR. 73,55,260/-
A2-TYP.	3 Bed + 2 Toilets	1356	804.932	INR. 74,43,084/-
C1-GR	2 Bed + 2 Toilets	1380	831.228	INR. 82,57,920/-
B	3 Bed + 2 Toilets + Puja	1495	916.662	INR. 83,29,393/-
C	3 Bed + 3 Toilets + Study	1695	1003.614	INR. 93,03,855/-
C1-TYP	3 Bed + 3 Toilets + Study	1695	996.940	INR. 93,03,855/-
D1-GR	3 Bed + 3 Toilets	1700	932.184	INR. 1,03,13,050/-
D	3 Bed + 4 Toilets + Study	1995	1115.473	INR. 1,14,44,318/-

* Above Unit Cost are Inclusive of one Open parking, EEC, FFC, 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 Upper basement covered parking for single slot INR 4,00,000/- and Back to Back slot INR 7,00,000/- 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.)	1340	1340	1356	1495	1315	1695	1380	1695	1995	1700
Carpet Area (Sq. Ft.)	788.99	787.753	804.932	916.662	812.671	1003.61	831.228	996.94	1115.47	932.184
IFMS (INR.)	33500	33500	33900	37375	32875	42375	34500	42375	49875	42500

- 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 favouring – **“Gulshan Homes and infrastructure Pvt. Ltd.”** Payable at Delhi.

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PAYMENT PLAN

- At the Time of Booking - 10% of Unit Cost.
- Within 30 Days of Booking - 90% of Unit Cost, IFMS and Possession Charges.

Possession Charges								
Super Area (Sq. Ft.)	1315	1340	1356	1380	1495	1695	1700	1995
Carpet Area (Sq. Ft.)	812.671	787.753	804.932	831.228	916.662	1003.61	932.184	1115.47
IFMS (INR.)	32875	33500	33900	34500	37375	42375	42500	49875
Prepaid Dual Electronic Energy meter Charges (Including GST)	29500	29500	29500	29500	29500	29500	29500	29500
Water and Sewer Charges	12646	12646	12646	12646	12646	12646	12646	12646
Property Share in Connection with PVVNL	9994	10184	10305.6	10488	11362	12882	12920	15162
IGL Connection Charges	7800	7800	7800	7800	7800	7800	7800	7800
Advance Maintenance Charges including GST for Two Year	93102	94872	96004.8	97704	105846	120006	120360	141246
Advance Club Usage Charges including GST for Two Year	23600	23600	23600	23600	23600	23600	23600	23600
Total	209517	212102	213756	216238	228129	248809	249326	279829