

# GAUR AERO SUITES

(Commercial Studio Apartments)

GAUR YAMUNA CITY , YAMUNA EXPRESSWAY

## NORTH BLOCK

w.e.f 06.12.2022

PRICE LIST

26/01/2023

Total Saleable Area	Basic Sale Rate	Basic Sale Cost
485 sqft. 45.06 sqmt.	Rs. 4799/- per sqft. Rs. 51654/- per sqmt.	<b>Rs. 23,27,515/-</b>

### Facility, Items & Works free of cost

1. EEC Charges

2. FFC Charges

3. Lease Rent

### Chargeable Facility, Items & Works

1. View PLC :: 2nd to 5th Floor Lake View Rs. 400/- psf & Expressway Rs. 200/- psf  
6th Floor onwards Lake View Rs. 400/- psf & Expressway Rs. 350/- psf  
Corner PLC Rs. 300/-

2. Floor PLC :: (2nd to 3rd Rs. 450/- psf), (4th to 6th Rs. 500/- psf), (7th to 10th Rs. 650/- psf), (11th onwards Rs. 800/- psf).

3. Electric Meter 3 kva (Monthly Running & Maintenance Charges Chargeable) @ Rs.20000/- per kva

4. Power Back-up ( Inverter) 1 kva (Monthly Running & Maintenance Charges Chargeable) @ Rs.30000/- per kva

5. One Time Club Membership Charges Rs. 1,50,000/- (Monthly Running & Maintenance Charges Chargeable extra) (Group Housing Club Not City Club)

### CLP PAYMENT PLAN

At the time of booking	10%
With in 45 days from the date of booking	10%
On Completion of rafting	10%
On Completion of Ground Floor Roof Slab	10%
On Completion of 3rd Floor Roof Slab	10%
On Completion of 6th Floor Roof Slab	10%
On Completion of 9th Floor Roof Slab	10%
On Commencement of 12th Floor Roof Slab	10%
On Completion of Super Structure	10%
At the time of receiving of deemed completion / actual completion certificate/occupancy certificate OR At the time of offer of possession whichever is earlier	10%

### Payment Plan ( 40:30:30)

At the time of booking	10%
With in 45 days from the date of booking	30%
On Completion of Super Structure	30%
At the time of receiving of deemed completion / actual completion certificate/occupancy certificate OR At the time of offer of possession whichever is earlier	30%

### Down Payment Plan ( 10:75:15) (Payment Plan Discount 10% on BSP)

At the time of booking	10%
With in 45 days from the date of booking	75%
At the time of receiving of deemed completion / actual completion certificate/occupancy certificate OR At the time of offer of possession whichever is earlier	15%

### NOTE:

- Interest Free Maintenance Security (at Total Area) : Rs. 1076.40 per sq.mtr. (Rs. 100/- per sq.ft.) payable at the time of offer of possession
- GST@8%, Duties, Other Govt. Charges, Stamp Duty, Registration, Lawyer's Fee as applicable will be charged extra.
- Final date of possession on or before 13/10/2025 as per RERA.
- RERA Registration Number : UPRERAPRJ342117
- One Year i.e 1st year advance maintenance charges @ Rs. 53.92/- per sq.mtr. per month (Rs. 5 per sq. ft. per month) payable as per payment plan + @18% GST EXTRA
- Additional compensation to farmers which is Rs. 20 per sqft (DD in favour of YEIDA payable at NOIDA) at the time of offer of possession.
- "The prices have been determined after considering the impact of input tax credit available to company under GST regime"
- The information in this price list is provided in good faith and does not constitute part of the contract.
- The price list and information given is indicative and only for reference , however the customer is bound and has to pay the amount as per the actual papers/forms being signed by the developer and the customer .
- Cheques/DD in favour of ."Gaursons Realtech Pvt. Ltd".
- Price list & Payment Plan can be changed without notice.
- Payment Plan 40:30:30 & 10:75:15 will be opt only in Self Funding , Bank Loan Allowed only in CLP**

1 sq.mt =10.764 sq.ft.