

Gulshan Botnia

Sector-144, Noida

W.E.F. MAY 15TH, 2020

Price List

Type of Apartment	A	B	C	D	E
Unit Type	2 Bed + 2 Toilet	2 Bed + 2 Toilet + Study	3 Bed + 2 Toilet	3 Bed + 2 Toilet	3 Bed + 2 Toilet
Total Area (Sq. Ft.)	1025	1160	1355	1370	1475
Carpet Area (Sq. Ft.)	591.17	688.39	818.817	800.271	876.114
Balcony Area (Sq. Ft.)	155.04	159.66	178.79	213.23	216.36
From 1st to 4th Floor (All Tower A to M)	5801500	6565600	7669300	7754200	8348500
From 5th to 12th Floor (Tower A, F, G & M) From 5th to 12th Floor (Tower B & L) From 5th to 11th Floor (Tower C,D,E,H,J & K)	5699000	6449600	7533800	7617200	8201000
On 13th to 16th Floor (Tower A, F, G & M) On 13th Floor (Tower B & L)	5596500	6333600	7398300	7480200	8053500
On 17th and 18th Floor (Tower A, F, G & M) On 14th and 15th Floor (Tower B & L) On 12th and 13th Floor (Tower C,D,E,H,J & K)	5494000	6217600	7262800	7343200	7906000
On 19 th Floor (Tower A, F, G & M) On 16th Floor (Tower B & L) On 14th Floor (Tower C,D,E,H,J & K)	5289000	5985600	6991800	7069200	7611000

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

Terms & Conditions:

- 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.
- Preferential Location charges are extra. For Park/Pool Facing Rs. 100/- per Sq. Ft., Road Facing Rs. 100/- per Sq. Ft. and Corner Rs 50/- per Sq. Ft.
- Additional basement covered parking for single slot **INR 5,00,000/-** and Back to Back slot **INR 9,00,000/-** 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.
- Possession Charges means One Year Advance Maintenance Charges, Two years Advance Club Uses Charges, Water & sewer Charges, Common Area Electricity Connection Charges with PVVNL and IGL Connection Charges are extra will be taken at the time of Offer of Possession.
- The registration charges, stamp duty, legal documentation charges and any other govt. levies, demand, charges etc. are in addition to the aforesaid Price and shall be payable at the time of offer of possession. ("Other Charges")
- The prices are subject to revision for all the remaining units or as decided by the company from time to time.
- 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/Agreement for Sale/Sub-Lease.
- Timely payment of the installments is the essence of the agreement. For any delay in payment an interest shall be charged on the basis of (i) Annual MCLR (Marginal Cost of Lending Rate) on home loan of State Bank of India + 1% or (ii) Interest rate of 10% per annum, whichever is higher.
- It is the responsibility of the customer/allottee to pay TDS on each demand raised (excluding GST) if property is worth Rs. 50 lakhs and above.
- The prices at the time of booking are escalation free except as otherwise stated in the price list.

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Cheques / Drafts to be issued favouring - GHIPL Gulshan Botnia- Collection account-A/c No. 251441441441, Payable at Delhi.

10:90 PAYMENT PLAN	
STAGES	% of Unit Cost
At the time of Booking	1,00,000/-
Within 30 days of Booking	10%
At the time of offer of Possession (Two months before possession)	90% + IFMS + Possession Charges + Other Charges

Possession Charges for Botnia					
Total Area (Sq. Ft.)	1025	1160	1355	1370	1475
IFMS (INR.)	25625	29000	33875	34250	36875
Water and Sewer Charges	13800	13800	13800	13800	13800
Property Share in Connection with PVVNL	14350	16240	18970	19180	20650
IGL Connection Charges	6000	6000	6000	6000	6000
Additional Farmers Compensation	17056	19302	22547	22797	24544
Advance Maintenance Charges including GST (18%) for one year at the time of Booking	36285	41064	47967	48498	52215
Advance Club Usage Charges including GST (18%) for Two Year	28320	28320	28320	28320	28320
Total	141436	153726	171479	172845	182404