

(3 Bedroom, Living & Dining Room, Kitchen, 4 Toilets, Study Room/Servant Room, Balconies & Utility etc.)

ACTUAL BUILT-UP AREA -2,106 Sq. Ft. / 195.60 Sq. Mtr.

CARPET AREA(As per RERA)- 1255 Sq.Ft. / 116.60 Mtr.

BUILT-UP AREA OF UNIT + EXCLUSIVE BALCONIES -1,789 Sq.Ft./166.20 Sq. Mtr.

BUILT-UP AREA OF COMMON, CIRCULATION & SERVICES - 317 Sq. Ft./ 29.40 Sq. Mtr.

FLOOR	UNIT PRICE (COLD SHELL)
5 TH Floor and Above Floors	₹ 1,49,00,000
4 TH , 3 RD & 2 ND Floor	₹ 1,54,00,000
1 ST Floor	₹ 1,57,00,000
Ground Floor with Private Lawn	₹ 1,69,00,000

***5% GST EXTRA**

WARM SHELL APARTMENT PRICES ARE @ COLD SHELL PRICE + 18 LAKH (For Warm Shell Specifications).

(See specification of cold shell and warm shell in specification chart)

1. These facilities are including in above price – One Car Space in Basement @Rs.3,50,000/-, Club Membership, External and Internal Development (ED & ID)., External Electrification (EE) & Fire Fighting (FF).

2. These are excluding in above price -

- Power Backup Charge for apartment @25,000/-KVA (10KVA MANDATORY PER APT.)
- Electricity/ Water meter and connection charges shall be payable at the time of offer of possession/Fit-out.
- Interest Free Maintenance Security (IFMS)@50/-Sq.Ft. will be paid Extra at the time of possession/ Fit-out.
- The Maintenance Charges, Utility Charges shall be paid Extra.
- Stamp Duty and Registration Charges shall be paid by buyer at the time of registration on prevailing rates.
- The GST/ Taxes on these charges shall be payable extra as per prevailing rates.

3. Additional Car Space in Basement (if Required) @Rs.3,50,000/- (Subject to availability).

Signature of Applicant(s)

PAYMENT PLAN

TOWER C	
Booking amount	10%
Within 45 days from booking	20%
On completion of cold shell apartment / 60 days from booking, Whichever is later	65% + POWER BACKUP CHARGES
On offer of possession	5%+ IFMS + MAINTENANCE + STAMP DUTY & OTHER CHARGES.

Note:-

1. Cheque / Demand Draft should be in favour of "M/S. AHINSHA BUILDERS PVT. LTD." Payable at New Delhi.
2. Timely payment of all installments and other charges is the essence of the Allotment.
3. The super built-up area includes the covered area plus Balconies, Projections & Proportionate Common Areas such as Corridors, Passages, Staircase, Shafts, Lifts, Entrance lobby / Lift lobby, Lift rooms, Lift shafts, Club, Mumties, Guard Room and Common Service Area etc.
4. The Maintenance charges shall be payable, fixed, @Rs.6000 Per month for a period of 2 years in advance at the time of offer of possession. And the Utility charges shall be payable in advance for a period of 1 year at prevailing rates at the time of offer of possession on actual basis. The applicable taxes on Maintenance and other charges shall be extra.
5. Earnest Money is 10% of the Total Cost of Property as per Real Estate Regulation and Development Act 2016.
6. Prices/ payment plan are subject to revision/ withdrawal without notice and at the sole discretion of the Company. Price prevailing on the date of acceptance of booking by the Company shall be applicable. The Applicant must check prevailing price of the unit with the company before booking.
7. **As per section 194 IA of Income Tax Act, 1% TDS is required to be deducted on each payment i.e. 1st June 2013 which shall be deposited by the customer directly and form 16B to be submitted to the company within 30 days from the date of payment made.**
8. All applicable Government Charges at present or in future and enhancement thereof shall be payable extra by the applicant/allottee on proportionate basis.
9. The Terms & conditions of sale stated herein are only indicative and are subject to detailed terms & condition in the Application form and in the Flat Buyer Agreement.

Signature of Applicant(s)