

Gulshan Botnia

Sector-144, Noida

W.E.F. August 01st, 2022

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
BASIC SALE PRICE (PSF)	Rs. 7500/- PSF				

* Above BSP are Inclusive of One Time Lease Rent, 1 Kva Power Back Up & Club Membership Admission Fee.

Limited Period Offer for 1025 Sq. Ft. Only- Modular Kitchen with Chimney, HOB and wardrobes in all bedrooms.

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 as mentioned below.

Additional Preferential Location Charges	
For 1 ST Floor	Rs. 500/- PSF
For 2 ND Floor	Rs. 300/- PSF
For 3 RD Floor	Rs. 100/- PSF
Dynasty Facing	Rs. 300/- PSF
Tower A & M (For 1 and 2 no. Units)	Rs. 300/- PSF
Pool & Park Facing (4 th - 17 th Floor)	Rs. 200/- PSF

- Additional parking for Back to Back Stilt slot **INR 7,00,000/-** and Back to Back Basement slot **INR 6,00,000/-** 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.
- Indicative Possession Charges are Rs. 135/- PSF (Approx.) Which includes One Year Advance Maintenance Charges, Two years Advance Club Usage Charges, Water & sewer Charges, Electricity Connection Charges including deposit payable to concerned electricity agency in relation to common area of project and IGL Connection Charges. These charges are payable extra at the time of giving Offer of Possession of Apartment.
- The period of one year in case of Maintenance charges and two years in case of Club usage charges shall commence on and from the 61st day after the 'Date of issuance of completion / part completion certificate' by the Noida Authority.
- Applicant is required to pay separate Electricity connection (Multi point connection) charges for the Apartment as levied/ demanded by the concerned Electricity Department from time to time.
- 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 Scheme shall be closed at the discretion of the management. .
- The Company reserved the right to change Prices/ terms stated in this Price list at its sole discretion. The terms and conditions of sale would be as mentioned in the application form and standard allotment letter/ Agreement for Sale or Sub-Lease to be executed with the Applicant/ Allottee.
- 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.
- In case the Applicant / Allottee proposes to cancel or withdraw from this Project, the Promoter is entitled to forfeit the 10% Booking Amount together with actual amount of GST/ taxes, if any paid by promoter to government authority.

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

90:10 PAYMENT PLAN (For Tower E, F, G & M)

STAGES	% of Unit Cost
At the time of Booking	10%
Within 30 Days of Booking	80%
At the time of offer of Possession (Two months before possession)	10% + IFMS + Possession Charges + Other Charges

DOWN PAYMENT PLAN (For Tower A,B,C,D, H, J, K, & L)

STAGES	% of Unit Cost
At the time of Booking	10%
Within 30 Days of Booking	90% + IFMS + Possession Charges + Other Charges