



TYPE OF APARTMENT	SUPER AREA	BUILT UP AREA	CARPET AREA	BASIC SALE PRICE *
4 BEDROOM + LIVING + DINING + FAMILY LOUNGE + KITCHEN + SERVANT ROOM + 4 TOILETS	3200 SQ.FT. 297.29 SQ.MTR	2560 SQ.FT. 237.83 SQ.MTR	1768 SQ.FT. 164.25 SQ.MTR	INR 3,68,00,000/-

* Above BSP is Inclusive of One Time Lease Rent, 3 KVA Power Back Up, Two Covered Car Parkings & Club Membership Admission Fee.

PREFERENTIAL LOCATION CHARGES ARE EXTRA AS MENTIONED BELOW:

ADDITIONAL PREFERENTIAL LOCATION CHARGES	
2ND - 5TH FLOOR	RS. 300/- PSF
6TH - 10TH FLOOR	RS. 200/- PSF
11TH - 15TH FLOOR	RS. 100/- PSF
16TH & ABOVE	NIL

TERMS & CONDITIONS:

- 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.
- Applicant is required to pay separate Electricity connection (Multi point connection) charges for the Apartment as levied/demanded by the concerned Electricity Department.
- Registration Charges, Stamp Duty, Legal & Administrative 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.
- Possession charges such as One-year Advance Maintenance Charges, Club usage charges, Water & Sewer connection charges, Electricity Connection charges including deposit payable to concerned electricity agency in relation to common area of project and IGL charges are extra and will be taken at the time of offer for possession.
- GST (Goods & service tax) as prescribed by the government from time to time shall be charged over and above the unit cost and other charges.
- The Company reserves 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.



CONSTRUCTION LINK PAYMENT PLAN	
STAGES	% OF UNIT COST
At the time of Booking	10%
Within 60 Days of Booking	20%
On Casting of ground floor	7.5%
On Casting of 4th floor	7.5%
On Casting of 8th floor	7.5%
On Casting of 12th floor	7.5%
On Casting of 16th floor	7.5%
On Casting of 20th floor	7.5%
On Casting of Top (24th) floor	7.5%
On Start of External Paint	7.5%
At the time of offer of Possession	10% + IFMS + Possession Charges
TOTAL	100%

Cheques/Drafts to be issued in favour of -
GULSHAN DEVELOPERS PVT. LTD - COLLECTION ACCOUNT FOR AVANTE
 A/c No. 777705662801, Payable at Delhi

UPRERAPRJ860880 | www.up-rera.in | www.gulshanhomz.com/Avante/

DISCLAIMER

The company reserves the right to change /withdraw this Price List without any prior notice, Nothing contained in this price List and/or marketing material constitutes a legal offering on the company's part and any buyer of the apartment in the project shall be governed solely by the terms of the Allotment/Agreement for sale or Sub-lease to be executed between the buyer & the company.