## **ELDECO**

## PRICE LIST - 2 BHK (Life)



Accommodation   2 BHK + 2 T							
Total Area (Incl. of common area) (in Sqft)  Bera Carpet Area (In Sqft )  Bera (In Sqft )  Ber	View / Facing		Green Facing / External Facing				
Total Area (Incl. of common area) (in Sqft)  Bera Carpet Area (In Sqft )  Bera (In Sqft )  Ber	Accommodation		2 BHK + 2 T				
Rera Carpet Area ( In Sqft ) 668 68 676 Balcony Area ( In Sqft ) 139 144 BSP ( Rate / Sqft ) 12th floor to 22nd floor ₹ 9,500 ₹ 9,500 BSP ( In Rs. ) 12th floor to 22nd floor ₹ 9,500 ₹ 9,500 BSP ( In Rs. ) 12th floor to 22nd floor ₹ 1,08,01,500 ₹ 1,09,72,500 BSP ( In Rs. ) 12th floor to 22nd floor ₹ 1,08,01,500 ₹ 1,09,702,500 BSP ( In Rs. ) 12th floor to 22nd floor ₹ 1,08,01,500 ₹ 1,09,000 Club development Charges ₹ 1,00,000 ₹ 1,00,000 Club development Charges ₹ 1,00,000 ₹ 1,00,000 BFMS Deposit ₹ 2,5,000 ₹ 2,5,000 FFMS Deposit ₹ 5,5,000 ₹ 5,5,000 FFMS Deposit ₹ 1,13,26,500 ₹ 1,14,97,500 FFMS DEPOSIT ₹ 1,14,97,500 FFMS DEPOSIT ₹ 1,14,97,500 FFMS DEPOSIT ₹ 1,14,97,500 F	Accommodation	_		251110			
Rera Carpet Area ( in Sqft )   668   677	Total Area (Incl. of common area) (in Sqft)			1137		1155	
Balcony Area ( in Sqft )			1			676	
Sept   In Rs.   12th floor to 22nd floor   \$   1,09,72,500   \$   2,50,000   \$   2,50,000   \$   2,50,000   \$   2,50,000   \$   2,50,000   \$   2,50,000   \$   3,00,000   \$	Balcony Area ( In Sqft )		†			140	
Independent Car Parking (Covered / Open / Stilt )	BSP ( Rate / Sqft )12th floor to 22nd floor	₹	₹		₹	9,500	
Independent Car Parking (Covered / Open / Stilt )							
Independent Car Parking ( Covered / Open / Stilt )	BSP ( In Rs. ) 12th floor to 22nd floor	₹	₹ 1,08,01,5		₹	1,09,72,500	
FRMS Deposit	Independent Car Parking ( Covered / Open / Stilt )	₹	₹ 2,50,000		₹	2,50,000	
External Electrification Charges   \$   55,000   \$   55,	Club development Charges	₹	₹ 1,00,000		₹	1,00,000	
Fire Fighting Charges \$ 55,000 \$ 55,000 \$ 5,000 \$ 6,00	IFMS Deposit	₹	₹ 25,000		₹	25,000	
Fire Fighting Charges ₹ 55,000 ₹ 55,000 ₹ 40,00	'	₹	55,000		₹	55,000	
Prover Backup Charges  Total Cost (In Rs.)  Preferential Location / Preferential Floor Charges (Psft)  Preferential Location / Preferential Floor Charges (Psft)  Corner Unit  Club Facing (L1, L2, L3) Ground to 3rd floors  Ground Floor to 2nd floor  3rd Floor to 5th Floor  5th Floor  5th Floor  Construction Linked Plan (Towers - Life 1 & Life 2)  Construction Linked Plan (Towers - Life 3 & Life 4)  Milestones  At the time of Booking  Within 30 days of Booking  Floor of 9th floor slab  Completion of 15th floor slab  Completion of 9th floor slab  Completion of 9th floor slab  Completion of 15th fl	· · · · · · · · · · · · · · · · · · ·	₹		55,000	₹	55,000	
Preferential Location / Preferential Floor Charges (Psft)    Corner Unit		₹		40,000	₹	40,000	
Preferential Location / Preferential Floor Charges (Psft)  Corner Unit Club Facing ( L1, L2, L3 ) Ground to 3rd floors  F 200 Ground Floor to 2nd Floor FROM Floor to Sth Floor FROM Floor to Sth Floor FROM Floor to 11th Floor		₹		1,13,26,500	₹	1,14,97,500	
Corner Unit Club Facing (L1, L2, L3) Ground to 3rd floors  \$ 200 Ground Floor to 2nd Floor \$ 250 Ground Floor to 2nd Floor \$ 250 Ground Floor to 2nd Floor \$ 150 Ground Floor to 11th Floor  \$ 150 Ground Floor to 11th Floor  \$ 200 Ground Floor to 11th Floor  \$ 100  **The Floor to 11th Floor	· ·						
Corner Unit Club Facing (L1, L2, L3) Ground to 3rd floors  \$ 200 Ground Floor to 2nd Floor \$ 250 Ground Floor to 2nd Floor \$ 250 Ground Floor to 2nd Floor \$ 150 Ground Floor to 11th Floor  \$ 150 Ground Floor to 11th Floor  \$ 200 Ground Floor to 11th Floor  \$ 100  **The Floor to 11th Floor	Prefe	rential Location / P	referential Flooi	Charges (Psft)			
Ground Floor to 2nd Floor 3rd Floor to 5th Floor 5th Floor to 11th Floor 5th Floor Slab 6th Floor Slab 7th F	Corner Unit					₹ 200	
3rd Floor to 8th Floor 6th Floor 9th Floor 9th Floor to 11th Floor  Construction Linked Plan (Towers - Life 1 & Life 2)  Milestones At the time of Booking Within 30 days of Booking Within 30 days of Booking Within 30 days of Booking Within 60 days of Booking Within 60 days of Booking 10% Completion of 9th floor slab Completion of 15th floor slab Completion of 15th floor slab Completion of 9th floor slab Completion of 8th floor slab T.59 Completion of Brickwork T.59 Con Completion of Internal electrical conduit work & Plumbing T.59 Con Completion of Internal plaster T.59 Con Completion of Flooring T.59 Con Completion of Flooring T.59 Con Completion of External plaster	Club Facing ( L1, L2, L3 ) Ground to 3rd floors					₹ 200	
## Store	Ground Floor to 2nd Floor					₹ 250	
Construction Linked Plan (Towers - Life 1 & Life 2)  Milestones At the time of Booking Within 30 days of Booking Within 60 days of Booking Within 60 days of Booking Milestones Completion of 9th floor slab Completion of 15th floor slab Completion of 12nd floor slab On Completion of Possession  On Completion of Internal plaster  On Completion of Flooring On Completion of Flooring Completion of Flooring On Completion of Sexternal plaster On Completion of External plaster On Completion of External plaster On Completion of External plaster On Completion of Sexternal plaster Son Completion of Sexternal plaster	3rd Floor to 5th Floor					₹ 200	
Construction Linked Plan ( Towers - Life 1 & Life 2 )  Milestones  At the time of Booking  Within 30 days of Booking  Within 60 days of Booking  Completion of 9th floor slab  Completion of 15th floor slab  Completion of 22nd floor slab  On Completion of Brickwork  On Completion of Internal plaster  On Completion of Internal plaster  On Completion of Flooring  On Completion of Flooring  On Completion of External plaster  On Completion of External plaster  On Offer of Possession  Construction Linked Plan ( Towers - Life 3 & Life 4 )  Construction Linked Plan ( Towers - Life 4 )  Life 4 )  Construction Linked Plan ( Towers - Life 4 )  Construction Linked Plan ( Towers - Life 4 )  Milestones  Percentage  Not Booking  109  At the time of Booking  109  Mothin 30 days of Booking							
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On offer of Possession 59	On offer of Possession					5%	
Total 100% Total 100%					<u> </u>	5%	
	Total		100%	Total		100%	

## Note

- A) Company will pay the Lease Rent to NOIDA @2.5% per annum of the land premium of the property on annual basis or one time lease rent as per prevailing NOIDA authority norms. The company shall proportionately recover the lease rent from the applicant on the basis of actual payment made by the company to NOIDA at the time of offer of possession. Charges of one time lease rent may vary between Rs. 250/- Psft to Rs. 300/- Psft.
- B) 24 Months advance maintenance charges @ Rs. 4.75 per Sq Ft / Per month of carpet area is payable at possesion. Connection Charges as IGL / LPG / Dual Meter to be paid at the time of offer of possession. Power Backup: 2 KVA for 2 BHK apartments, and 3 KVA for 3 BHK apartments.
- C) GST, Stamp Duty, Registration fees and legal charges and any other govt. charges due is payable extra as per govt. norms. Any additional facility that may be provided shall be charged extra, please read the detailed terms and conditions in the application form.
- D) Prices can be revised at the sole discretion of the Company & without notice. TDS 1% Shall be applicable on total sale price exceeding Rs. 50 Lacs as per government norms. Power Backup: 2 KVA for 2 BHK apartments, and 3 KVA for 3 BHK apartments.
- E) CLP milestones will get collated to the demand Within 90 Days from Booking. Cheques / DD to be made in favour of " Wondrous Buildmart Private Limited".