

Cosmic Group and Yojna Builders **Presents**

Opulence

A luxury lifestyle like never before in Kaushambi

Apartment Size : 1200 (2BR) and 1500 (3BR)

Payment Schedule

PLAN A): Construction Link Payment Plan: (Rs.6500/- Sq.Ft. BSP)

At the time of Booking	10% of Total Cost
Within 30 - 45 days of booking	15% of total cost
Within 90 Days of Booking or starting of construction	15% of Total Cost
11 Equal installments of 5% each on completion of each slab	55% of Total Cost
At offer of Possession	5% of Total Cost

PLAN B): Flexi Payment Plan : Rs.6200/-Sq.Ft. B.S.P)

At the time of booking	10% of Total cost
Within 30 days of booking	25% of Total cost
Within 3 months of booking	15% of Total cost
Within 6 months of booking	15% of Total cost
Within 9 months of booking	15% of Total cost
Within 12 months of booking	15% of Total cost
At the time of Possession	5% of Total cost

PLAN C): Down Payment Plan: CLP – 10%

At the time of Booking	20% of Total Cost
Within 45 days of Booking	75% of Total Cost
At offer of possession	5% of Total Cost

Prime Location Charges (PLC)/Other Charges

Ground Floor	Rs. 250/sq.ft
1ST to 2nd floor	Rs. 200/- sq.ft.
3rd to 4th floor	Rs. 175/- sq.ft.
5th to 6th floor	Rs.150/- sq.ft.
7th & 8th Floor	Rs.125/-sq.ft
9th & 10th Floor	Rs. 100/-sq.ft
11th & 12th Floor	Rs. 75/-sq.Ft

View PLC	Rs. 50/- sq.ft.
Corner Flats	Rs. 50/- sq.ft.
Interest Free Sinking Fund (IFSF)	Rs. 50/- sq.ft.
External Electrification Charges (EEC)	Rs. 50/- sq.ft.
E.D.C (External Development Charges)	Rs. 50/- sq.ft.
F.F.C. (Fire Fighting Charges)	Rs. 30/- sq.ft.
Power Back up Installation (PBI)	Rs. 20,000/-per 1KW
Club Membership Charges	Rs. 50,000/-

RESERVED CAR PARKING (R.C.P) (one parking is compulsory)

- Car Parking Basement /Podium/ Covered Rs.250000
- **Terms & Conditions:**
- Price list and payment plan can be changed without any prior notice at the sole discretion of the company.
- Registration, Stamp Duty, Statutory Taxes and other Government levies / concern authority charges shall be payable extra by customer on offer of possession.
- Single Electric meter connection will be charged extra.
- There is no Escalation for the booked units.
- The area include the Covered area and proportionate area under common corridors, Passage, Staircase, Mumties, Projections, Water Tanks, Lift rooms etc.
- The terms & condition of sales stated here in are only indicative and are only subject to detailed terms and conditions in the application form/flat purchase agreement.
- All Building plans / layouts / specifications are subjected to changes and modifications as decided by the company / architect or any other competent authority.
- Timely payment of the installment is the essence of the agreement.
- On cancellation of Booking 10% of the received / credited amount will be deducted.
- Cheques / Drafts to be issued in favour of " **M/S Cosmic Structures Ltd.**" Payable at DELHI, Outstation Cheque is not accepted.
- Reticulated cooking gas supply subject to availability of gas line in the area AND will be charged extra.
- This offer is valid for very limited time

Specifications

- Earthquake resistant RCC frame structure
- Split Air Conditioners in Drawing room, Window Air Conditioners in Bedrooms
- 100% power back up
- Gated Community
- Geyser in Bathrooms
- Wooden flush door and aluminum windows with enamel paint
- Designer flooring with vitrified tiles/ wooden flooring
- Designer tiles dado in kitchen and toilets
- Elegant internal finish with oil bound distemper and complete pop
- Modular kitchen with accessories
- Wooden almirah in all bedrooms
- Glass shower: partition in one of the bathroom
- Single lever cp fitting of good make i.e. jaguar or equivalent
- Parryware/Cera/Hindustan or equivalent brand for the sanitary ware
- Fancy lights
- Fans
- Tube lights in each flat
- 24 x 7 Security