Gulshan Botnia, Sector-144, Noida

Corporate Deal For PSU's/ IT

(Limited Period Offer From 2nd April,16 To 17th April,16)

BSP	3950/- Rs. Per Sq. Ft.

(**Above rates are inclusive of EEC, FFC, Club Membership and 1KVA Power Back –Up)**

TYPE	2B + 2T	2B + 2T + STUDY	3B + 2T	3B + 2T	3B + 2T
Area (Sq. Ft.)	1025	1160	1355	1370	1475

Floor PLC	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th
PLC (Rs. Per sq. ft.)	100	100	100	75	75	50	50	50	50	50	25	25

Preferential location charges		
Park Facing	Corner	Front/ Road Facing
Rs. 100 per. Sq.ft.	Rs. 75 per. Sq.ft.	Rs. 50 per. Sq.ft.

A. Parking Charges:

Basement Covered car parking –Rs. 3,00,000 per slot.

Basement Back to Back car parking - Rs. 5,00,000 per slot.

B. Lease Rent- Rs. 90/-per sq. is applicable for each dwelling unit.

SPECIAL PAYMENT PLAN (20:20:30:30)	
STAGES	% of Total Cost
At the time of Booking	4 to 5 lac
Within 45 days of Booking *	Up to 20%
On Casting of 7th Floor Slab	20%
On Casting of Top Floor Slab	30%
At the time of offer of Possession + IFMS + Dual Meter (Two months before possession)	30%
Total	100%

Other Terms and conditions

a) Service Taxes as prescribed by Government from time to time shall be charged over and above the BSP and other charges.

b) The registration charges, stamp duty, legal documentation charges and any other govt. levies are in addition to the aforesaid Price and shall be payable at the time of offer of possession.

c) The prices are subject to revision for all the remaining units or as decided by the company from time to time.

d) The management reserves to levy any other charge as may be applicable or as may be imposed by the Government.

e) The Scheme shall be closed at the discretion of the management. .

f) The other terms and conditions of sale would be as per the application form and standard allotment letter of the company.

g) Areas are indicative only and subject to variation as per final construction and final sanctions from the competent authority. Any change in the layout of the unit as may be prescribed by the competent authority shall be carried out as per the requirements under law.

h) The super areas include the covered area plus the proportionate area under common corridors, passages, staircases, mumpties, projections, water tanks etc.

i) Timely payment of the installments is the essence of the agreement. For any delay in payment an interest @18% shall be charged.

j) It is the responsibility of the customer/allottee to pay TDS on each demand raised (excluding service tax) if property is worth 50 lakh and above.

k) The prices at the time of booking are escalation free.

l) Interest Free Maintenance Security Deposit (IFMS) - Rs. 25/- per sft is applicable for each dwelling unit to be taken at the time of offer of possession.

m) Dual Meter Charges- Rs. 25,000/- is applicable for each dwelling unit to be taken at the time of offer of possession.

n) Extra Power Back up charges – Rs. 30,000 per KVA.

Cheques / Drafts to be issued favoring –

"Gulshan Homes and Infrastructure Pvt. Ltd.", Payable at Delhi.

- Booking Amount of Rs. 4,00,000/- For 2BHK & 2BHK+Study
- Booking Amount of Rs. 5,00,000/- For 3BHK
- * Less booking amount