



Type of Apartment	Super Area (Sq. Ft.)	Built up Area(Sq.Ft)	Carpet Area(Sq.Ft)	Basic Unit Cost*
4 Bedroom + Living + Dining + Family Lounge + Kitchen + Powder +Servant Room + 4 Toilets	4700	3751.65	2783.65	INR. 6,01,60,000*

\*Above unit costs are inclusive of the following:

1. 14 KVA power backup
2. Lease rent
3. Club membership

Additional Charges:

A. Floor Preferential Location charges are extra as mentioned below.

Ground to 8th Floor	INR. 400/- PSF
9th to 15th Floor	INR. 300/- PSF
16th to 25th Floor	INR. 200/- PSF
26th to 29th Floor	NIL
30th to Top Floor	INR. 400/- PSF

B. Parking Charges

For single slot in Lower Basement INR 7,00,000/-, for single slot in Upper Basement INR 9,00,000/- and for back to back slot in Upper Basement INR 12,00,000/-  
Back to Back Lower Basement INR 10,00,000/-, Triple Lower-Basement - INR 13,00,000/-,  
Tripple Upper Basement INR 16,00,000/- plus taxes as applicable.

C. Interest Free Maintenance Security Deposit (IFMS)

INR. 100/- psf is applicable for each unit to be taken at the time of offer of possession.

D. GST @ 5% Applicable on unit cost as on date -

Construction Linked Payment Plan	
Stages	%
Booking Amount	10%
On Start of Excavation	10%
On Starting of raft/foundation	10%
On Casting of 1st Floor Slab	6%
On Casting of 5th Floor Slab	6%
On Casting of 8th Floor Slab	6%
On Casting of 12th Floor Slab	6%
On Casting of 16th Floor Slab	6%
On Casting of 20th Floor Slab	5%
On Casting of 24th Floor Slab	5%
On Casting of 28th Floor Slab	5%
On Casting of Top (34th) Floor Slab	5%
On Starting of External Paint of the Tower	10%
At the Time of Offer of Possession	10% + IFMS + Possession Charges + Other Charges
Total	100%

Cheques / Drafts to be issued favouring -

**'Gulshan Homz Pvt. Ltd. RERA Collection A/c No. 777705160198, payable at Delhi'**

Terms & Conditions:

- GST (Goods and Services Tax) as prescribed by Government from time to time shall be charged over and above the unit cost and other charges.
- Possession Charges such as One Year Advance Maintenance Charges, Club Usage Charges, Water & Sewer Charges, Connection sharing with PVVNL Charges and IGL Connection Charges are extra and will be taken at the time of Offer of Possession.
- The registration charges, stamp duty, legal documentation charges and any other govt. levies, demand, charges etc. are in addition to the aforementioned price and shall be payable at the time of offer of possession ("Other Charges").
- The prices are subject to revision for all remaining units as decided by the company from time to time.
- The Scheme shall be closed at the discretion of the management. .
- The other terms and conditions of sale would be as per the application form and standard allotment letter/agreement for sale/sub-lease.
- 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 unless stated otherwise in the price list.