



KALPA-TARU®

KALPATARU VISTA

SECTOR 128, WISH TOWN, NOIDA

PRICE SHEET

Sl. No.	Typology	RERA Carpet Area (Sq.m.)	RERA Carpet Area (Sq.ft.)	Balcony Area (Sq.m.)	Balcony Area (Sq.ft.)	Utility Balcony Area (Sq.m.)	Utility Balcony Area (Sq.ft.)	Total Useable Area* (Sq.m.)	Total Useable Area (Sq.ft.)	Basic Cost** (Figures in INR Crores)#	
										50:50 Plan	40:30:30 Plan
1	3 BHK	149.41	1608	31.87	343	5.21	56	186.49	2007	3.46	3.30
2	3 BHK	151.39	1630	32.01	345	5.21	56	188.61	2031	3.50	3.34
3	4 BHK	195.11	2100	41.83	450	4.94	53	241.88	2603	4.49	4.28
4	4 BHK	197.11	2122	41.83	450	4.94	53	243.88	2625	4.53	4.32
5	4 BHK	195.53	2105	54.22	584	4.94	53	254.69	2742	4.73	4.50
6	4 BHK	197.53	2126	54.22	584	4.94	53	256.69	2763	4.77	4.54

* Total Useable Area = RERA Carpet Area plus Balcony Area plus Utility Balcony Area

** Basic Cost includes right to use vehicle parking spaces

The price indicated above is the starting price

ADDITIONAL CHARGES

(A.1) Floor PLC: Additional Premium will be charged on Total Area as below:

Sl. No.	Floor	INR / Sq.ft.
1	1 st – 18 th	450
2	19 th – 25 th	300
3	26 th – 34 th	Nil

(A.2) View PLC – Pool facing - INR 750 / Sq.ft.

(B) Car Parking

- For 3 BHK - 1 Covered Tandem Car Park will be allotted
- For 4 BHK – 2 Covered Single Car Park will be allotted

(C) Charges Payable in INR at the Time of Possession

Type	3 BHK	3 BHK	4BHK	4BHK	4 BHK	4 BHK
	(186.49 Sq.m.)	(188.61 Sq.m.)	(241.88 sq.m.)	(243.88 sq.m.)	(254.69 sq.m)	(256.69 sq.m)
IFMS	301,100	304,700	390,500	393,800	411,300	414,500
Outgoings for 1 Year in advance excluding property taxes	180,660	182,820	234,300	236,280	246,780	248,700

Charges payable in INR

(D) Infrastructure & Development Charge*** is currently waived off

PAYMENT PLAN

Payment Schedule	50:50	40:30:30
Booking amount (Part) - INR 10 Lacs	10%	10%
Balance Booking Amount within 30 days		
Due on date of Execution of Agreement (To be done within 60 days of Booking)	40%	30%
Completion of 12th Slab		
Completion of 16th Slab		
Completion of 20th Slab		
Completion of 24th Slab		
Completion of 28th Slab		
On completion of the Top slab		30%
On completion of apartment Brickwork/Blockwork		
On completion of apartment Internal Plaster		
On completion of apartment Flooring & Tiling		
On completion of External Painting		
On installation of Lift Works		
On Intimation of Possession	50%	30%
Total	100%	100%

TERMS & CONDITIONS

- Price w.e.f 01st July 2022
- Booking Amount is 10% of the Purchase price. (Purchase Price includes Flat Cost, Floor PLC, View PLC & Car Park).
- At the time of booking please carry 1 passport size photograph of applicants, original and photocopy of address proof - PAN Card, Driving License, Passport, Ration Card, Voter ID, Electricity Bill, Proof of Indian Origin/OCI (Any one)
- Any statutory taxes/levies etc. (including GST, Stamp duty, registration charges), shall be borne by customer additionally as per the applicable rates
- The information in this price sheet is provided in good faith, and does not constitute part of the contract.
- Conversion factor of "1 Square Meter = 10.764 Square Feet"
- Gas Supply Charges (IGL) or any other utility charges, Legal & Documentation Charges shall be payable by customer at the time of possession at actuals
- ***Infrastructure development charges include landscaping, swimming pool, finishes for common amenities, gym equipment's, finishing of clubhouse, water supply & electric meter connection charges
- Rates are subject to change at the sole discretion of the Developer and without any prior intimation.
- This Price sheet is indicative and only for reference, however the customer has to pay the amount as per the actual quotation being signed by the developer and the customer
- *Bank subvention scheme if any is subject to eligibility.

BANK ACCOUNT DETAILS

For Purchase Price, Kindly issue cheque / DD / Pay order in favour of	'Kalpataru Urbanscape LLP Project 1 Account' Account Number: 1612044680 IFSC Code: KKBK0000958
For Taxes & Entity & Organisation and other charges, kindly issue cheque / DD / Pay order in favour of	'Kalpataru Urbanscape LLP' Account Number: 06312560000068 IFSC Code: KKBK0000631

Site Address : Kalpataru Vista, B24C, Wish Town, Sector 128, Noida – 201304. | Head Office : 101, Kalpataru Synergy, Opp. Grand Hyatt, Santacruz (E), Mumbai 400 055.