

SUSHANT SERENE RESIDENCY**ANNEXURE I****ETA-II, Greater Noida****Price List for Phase 2 Towers ie T8B, T10D, T11D, T12E & T13D w.e.f. 06-07-16**

| TYPE | Size | Price per sq.ft.(Rs) |
|--------------------------|------|----------------------|
| Studio | 550 | 3040 |
| Studio (Semi Furnished) | 550 | 3600 |
| Studio (Fully Furnished) | 550 | 3975 |
| 1BHK | 750 | 3120 |
| 2BHK | 1125 | 3240 |
| 2BHK + Servant | 1350 | 3175 |
| 3BHK | 1575 | 3040 |
| 3BHK + Servant | 1875 | 3040 |

ALLIED CHARGES

| | |
|--|------------------|
| Lease Rent | Rs.100 per sq.ft |
| Electrification charges | Rs.40 per sq.ft |
| Fire Fighting Charges | Rs.35 per sq.ft |
| External Development Charges | Rs.75 per sq.ft |
| Internal Development Charges | Rs.75 per sq.ft |
| Interest Free Maintenance Security | Rs.25 per sq.ft |
| Landscape Facing PLC | Rs.25 per sq.ft |
| Park Facing PLC | Rs.50 per sq.ft |
| Club Membership | Rs.100000 |
| Covered/mechanised Car Parking (Optional for Studios) | Rs.200000 |
| Power Back Up | Rs.15000 per KVA |

FLOOR PLC (per sq.ft)

| | |
|----------------------|------|
| Ground & First Floor | 125 |
| 2nd to 4th Floor | 100 |
| 5th to 8th Floor | 75 |
| 9th & 10th Floor | 50 |
| 11th Floor | 25 |
| 12th to 14th floor | 0 |
| 15th to 18th floor | -75 |
| 19th to 22nd Floor | -125 |
| 23rd to 26th Floor | -200 |

| Booking Amount in Rs. | Service Tax@ 4.5% | TOTAL | |
|-----------------------|-------------------|-------|--------|
| Studio | 100000 | 4500 | 104500 |
| 1BHK | 100000 | 4500 | 104500 |
| 2BHK | 150000 | 6750 | 156750 |
| 2BHK + Ser. | 150000 | 6750 | 156750 |
| 3BHK | 200000 | 9000 | 209000 |
| 3BHK + Ser. | 225000 | 10125 | 235125 |

- Ø Prices are subject to revision as decided by the company from time to time.
- Ø Mandatory Power Back up- 1KVA for Studio, 2KVA for 1BHK, 3KVA for 2BHK, 4KVA for 2BHK + ser, 5KVA for 3BHK and 7.5 KVA for 3BHK +Sr
- Ø Car parking charges are Rs.2.0 lac for covered/mechanised car parking space. One car parking slot is mandatory. For Studio appt car parking is optional
- Ø Club Charges is Rs. 1 Lac which is mandatory.
- Ø Allied Charges like EFC,FFC, EDC, IDC, Park facing/Landscape facing charges, Power Back up, Lease rent, IFMC will be charged extra.
- Ø Down Payment Rebate @ 15% and flexi payment Rebate @ 5%shall be applicable towards basic price only.
- Ø Cheques / Drafts are to be issued in favour of "ANSAL PROPERTIES & INFRASTRUCTURE LTD." payable at New Delhi only.
- Ø Prices are subject to revision without prior notice and price ruling on the date of booking and acceptance by the company shall only be applicable.
- Ø The registration charges, Legal/ Documentation fee are in addition to the aforesaid price (payable at the time of offer of possession.)
- Ø The Company shall endeavor to complete construction of unit allotted within 3.0 year from the date of start of construction
- Ø The other Terms and condition of sale would be as per the standard allotment letter /Flat Buyer agreement of Sushant Serene Residency.
- Ø Service Tax or any other taxes will be charged extra as per G.O.
- Ø Rates are subject to revision @ of Rs. 20 psf after every 20 bookings in each category.
- Ø Flexi and DP discounts will be calculated on BSP +/- Floor PLC. No Discount on Furnishing.

SUSHANT SERENE RESIDENCY

ETA-II, Greater Noida

PAYMENT PLANS**PLAN A - Construction Linked Payment Plan**

| S.no. | Particulars | Installment |
|-------|---|--|
| 1 | On Application of Booking | Booking amount as applicable |
| 2 | 30 days from Booking | 10% of BSP less booking amount |
| 3 | Withing 60 days from Booking | 10% of BSP |
| 4 | On comencement of excavation | 5% of BSP + 25% of Car Parking charges |
| 5 | On comencement of Foundation | 5% of BSP + 25% of Car Parking charges |
| 6 | On comencement of 1st Floor | 5% of BSP + 25% of Car Parking charges |
| 7 | On comencement of 3rd Floor | 5% of BSP + 25% of Car Parking charges |
| 8 | On comencement of 5th Floor | 5% of BSP + 50% of PLC Charges |
| 9 | On comencement of 7th Floor | 5% of BSP + 50% of PLC Charges |
| 10 | On comencement of 9th Floor | 5% of BSP + 50% of Lease Rent |
| 11 | On comencement of 11th Floor | 5% of BSP + 50% of Lease Rent |
| 12 | On comencement of 13th Floor | 5% of BSP + EDC Charges |
| 13 | On comencement of 15th Floor | 5% of BSP + IDC Charges |
| 14 | On comencement of 17th Floor | 5% of BSP + EFC Charges |
| 15 | On comencement of 19th Floor | 5% of BSP + FFC Charges |
| 16 | On comencement of TOP Floor | 5% of BSP + 50% of Club Charges |
| 17 | On Completion of Plaster work | 5% of BSP + 50% of Club Charges |
| 18 | On Completion of Plumbing and Electric work | 5% of BSP + Power Back Up Charges |
| 19 | On Offer Of Possession | 5% of BSP + IFMS Charges |

PLAN B - Flexi Payment Plan (Discount - 5% on BSP)*

| S.no. | Particulars | Installment |
|-------|---|---|
| 1 | On Application of Booking | Booking amount as applicable |
| 2 | Within 30Days from Booking | 15% of BSP less booking amount |
| 3 | Within 60Days from Booking | 15% of BSP |
| 4 | Within 90Days from Booking | 10% of BSP (less 5% discount) |
| 5 | On Commencement of Excavation | 7% of BSP + 50% of Car Parking Charges |
| 6 | On comencement of 3rd Floor | 7% of BSP + 50% of Car Parking Charges |
| 7 | On comencement of 7th Floor | 5% of BSP + Lease Rent |
| 8 | On comencement of 11th Floor | 7% of BSP + 50% of PLC Charges |
| 9 | On comencement of 15th Floor | 7% of BSP + 50% of PLC Charges |
| 10 | On comencement of 19th Floor | 7% of BSP + EDC Charges |
| 11 | On comencement of TOP Floor | 5% of BSP + IDC Charges |
| 12 | On Completion of Plaster work | 5% of BSP + EFC Charges + Power Back Up |
| 13 | On Completion of Plumbing and Electric work | 5% of BSP + FFC Charges |
| 14 | On Offer Of Possession | 5% of BSP + IFMS+ Club Charges |

PLAN C - Down Payment Plan (Discount - 15% on BSP)*

| S.no. | Particulars | Installment |
|-------|-----------------------------|---|
| 1 | On Application Of Booking | Booking Amount As applicable |
| 2 | Within 45 Days from Booking | 95% of BSP less booking amount + EDC + IDC + Car Parking + EFC + FFC + PBC + PLC charges(less 15% discount) |
| 3 | On Offer of Possession | 5% of BSP + Club + IFMS + Lease Rent |

SUBVENTION PLAN

| S.no. | Particulars | Installment |
|-------|--|---|
| 1 | On Application Of Booking | 5% of BSP |
| 2 | Payment by bank under subvention plan* | 75% of BSP + Car Parking Charges + Club Membership Charges + EFC + FFC + PLC charges + Lease Rent + EDC + IDC + Power Back up Charges |
| 3 | On Offer of Possession - by client | 15% of BSP + IFMS |
| 4 | On Offer of Possession - by bank | 5% of BSP |

* Subvention plan is subject to approval from Bank/NBFC

