



PRICE LIST

PARTICULARS

RATE

Basic Sale Price (BSP)	<i>As Applicable</i>
External Development Charges (EDC)	<i>Rs. 137/- sq. ft.</i>
Infrastructure Development Charges (IDC)	<i>Rs. 32/- sq. ft.</i>
Preferential Location Charges (PLC)	
Ground Floor	<i>Rs. 75/- sq. ft.</i>
1 st to 3 rd Floor	<i>Rs. 50/- sq. ft.</i>
Car Parking Charges (covered, 1 compulsory)	<i>Rs. 2,00,000/- per bay</i>
Car Parking Charges (open, 2 nd optional)	<i>Rs. 1,25,000/- per bay</i>
Interest Free Maintenance Security (IFMS)	<i>Rs. 50/- sq.ft.</i>
Club Membership(Interest Free)	<i>Rs. 25,000 /-</i>



Terms and Condition

1. All payments should be made by Cheque/Draft in favour of "Bestech India Pvt. Ltd." Payable at New Delhi/Gurgaon.
2. The above price is exclusive of External Development Charges (EDC). EDC is calculated on a pro-rata basis as demanded by the Govt. of Haryana as on date. In case of any upward revision thereof by the government agencies in future, the same would be recovered on a pro-rata basis.
3. All prices are calculated on a super area basis.
4. Each apartment would be provided with a power back up of 3 KVA approx. In case additional power backup is required shall be charged @ Rs.20,000 per KVA.
5. One Covered Car Parking along with an apartment is essential.
6. The company would hand over the possession in 36 months from the date signed Agreement.
7. Registration Charges and Maintenance Security shall be payable extra at the time of notice for possession.
8. Prices, terms and conditions stated herein are merely indicative with a view to acquaint the applicant and are not exhaustive. For detailed terms and conditions please refer to the Flat Buyer's Agreement.
9. Installments in above Installment Plan shall become payable on demand irrespective of the serial order in which they are listed above.
10. Electrical connection charges are payable in addition to above prices @ Rs.25/-sq.ft. at the time of offer of possession.



AREA OF APARTMENTS

Type Of Apartments	Super Area+Terrace Area (Sq. Ft.)
2 Bedroom+Study	1425
2 Bedroom+Terrace	1225+103
2 Bedroom+Study+Terrace	1425+96
3 Bedroom+Terrace	1625+107



DOWN PAYMENT PLAN

(After 5% Down Payment Discount)

Rebate : As Applicable on Basic Sale Price (BSP)

<u>SCHEDULE OF PAYMENTS</u>	<u>PERCENTAGE</u>
At the time of Booking	10% of BSP+IDC
Within 45 days from date of Booking	85% of BSP + Car Park + PLC +EDC +Club Membership fee
At the time of Notice for possession	5% + IFMS+stamp duty +any other charges as applicable



INTEREST FREE INSTALLMENT PAYMENT PLAN

SCHEDULE OF PAYMENTS

PERCENTAGE

At the time of Booking	10% of BSP
Within 45 days from date of Booking	7.5% of BSP + 50% of EDC
Within 90 days from date of Booking	7.5% of BSP + 50% of EDC
On start of foundation	10% of BSP + 100% of IDC
On casting of Ground Floor Roof Slab	5% of BSP + 100% of PLC
On casting of 2nd Floor Roof Slab	10% of BSP + 50% of CPS
On casting of 5th Floor Roof Slab	5% of BSP + 50% of CPS
On casting of 10th Floor Roof Slab	10% of BSP
On completion of brick work in apartment	5% of BSP + 100% of Club Fee
On completion of Internal Plumbing (GI / CI) within apartment	10% of BSP
On completion of Flooring work in apartment	5% of BSP
On completion of Internal Plaster within apartment.	10% of BSP
At the time of notice for possession	5% of BSP + IFMS + Stamp Duty + Any other charges as applicable.

SPECIFICATIONS

<p><u>Wall Finish</u></p> <ul style="list-style-type: none"> • Living Room • Bed Rooms • Kitchen • Toilets • Utility Room • External Façade 	<p>Acrylic Emulsion Paint Oil bound distemper 2' High Ceramic tiles above Counter rest painted 7' High Ceramic tiles rest painted Oil bound distemper 7' High Ceramic tiles rest painted Oil bound distemper Permanent Texture / Paint Finishes</p>
<p><u>Floorings</u></p> <ul style="list-style-type: none"> • Living Room • Bed Rooms • Kitchen • Toilets • Utility Room • Balconies • Lift Lobbies 	<p>Vitrified tiles with wooden skirting Laminated Wooden Flooring/Vitrified Tiles in all bedrooms Ceramic Tiles Ceramic Tiles Ceramic Tiles Anti Skid Ceramic Tiles Granite/ Marble/Tiles</p>
<p><u>Doors</u></p>	<p>Hardwood door frame with European style Flush panel</p>
<p><u>Windows</u></p>	<p>Anodized/Powder Coated Aluminum</p>
<p><u>Others</u></p> <ul style="list-style-type: none"> • Kitchen • Toilets 	<p>Granite/Marble counters with Stainless Steel Sink Granite/Marble counters, White sanitary fixtures, C.P. Fittings. Provision for hot & cold water supply system</p>

Note: All Specifications are tentative and are subject to variation and modification as decided by company/relevant authorities and cannot form part of any offer or c