

PRICE LIST

(B-1 TO B10, B-12 TO B14)

w.e.f. 3rd October 2023

CLP PLAN (1579 / 1596 sq.ft.)						
CLP PLAN BSP in per Sq. Ft.	Types	Super/ Salable Area (Sq.Ft.)	Terrace Area (Sq.Ft.)	Builtup Area (Sq.Ft.)	Carpet Area (Sq.Ft.)	Description
All Floor (1 st to 4 th) Rs. 8500 per Sq.Ft.	Types 1 & 2	1579 / 1596		1210 / 1223	923	3BHK + 3TOI
CLP PLAN (1784 sq.ft.)						
1 st Floor Rs. 10000 per Sq.Ft.	Types 4	1784	¹²⁹ Terrace only	1373	1102	3BHK + 4TOI + SERVANT + TER
2 nd 3 rd & 4 th Floor Rs. 10000 per Sq.Ft.	Types 3	1784		1373	1102	3BHK + 4TOI + SERVANT

Free of Cost Benefits

1. Car Parking (Right to Use)
2. Club Membership
3. 1 KVA Power Back-up
4. EEC
5. FFC
6. Digital Door Lock
7. Italian Marble at Each Floor Lobby in all Towers
8. Artificial Terrace Garden with Kids Play Area, Open Gym and Walkway
9. Lift Access Upto Terrace
10. False Ceiling with Lights at Each Floor Lobby in all Towers
11. Access Control Based Entrance Lobby in all Towers

OTHER CHARGES

1. Park Facing PLC @ Rs. 100/- per Sq.Ft.
2. Corner Facing PLC @ Rs. 200/- per Sq.Ft.
3. Lease Rent @ Rs. 95/- per Sq. Ft.

POSSESSION CHARGES:-

- PNG Infrastructure Development Charges Rs. 3,000/-
- FTTH Security & One Time Connection Charges Rs. 7,000/-
- Water & Sewer Connection Charges Rs. 10,000/-
- IFMS Rs. 20/- Per Sq.ft.
- Electrical Meter Installation (5KVA) Charges Rs. 50,000/-

PAYMENT PLAN

(B-1 TO B10, B-12 TO B14)

w.e.f. 3rd October 2023

CLP PAYMENT PLAN

At the Time of Booking	10%
On 2 nd Installment*	40%
On Completion of Super Structure	25%
On Pre-Finishing Stage**	15%
On Intimation of offer of Possession for Fit-out	10%+Possession Charges

Note:

- 1) ****Pre-Finishing Stage:-** Pre-finishing Stage Shall Start After Completion of Structure Work, Brick Work External-Internal Plaster Work and Tiling Work in the Apartment. The Installation of Doors, Windows, Sanitary-ware, Wash-basin, Kitchen Sink, Hardware Accessories, Final Touch of Paint etc. will be done during Said "Pre-finishing Stage" only. Demand will be raised at this Stage as per the Payment Plan Adopted by the Allottee(s) at the Time of Booking.
- 2) *Second Installment is within 30 Days from the Date of Booking.
- 3) Price List & Payment Plan can be changed without notice at the Sole Discretion of the Company.
- 4) There will be No Escalation for the Booked Apartment /Unit.
- 5) All Specifications Numbers, Area are Tentative and may be varying by+-3%.
- 7) All Payment should be made in Favor of "G3 Aspire Nirala Gold LLP" COL AC for Nirala Aspire Phase-II, (B1 to B10, B12, B14). Through Net Banking Facility (NEFT, RTGS, IMPS) or any other E-Mode like BHIM, UPI, UPI QR CODE, AADHAR PAY, Payment Gateways of Banks / Financial Institutions / Payment Settlement System etc., in case No Option but to Pay by Mode other than E-Mode, then Declaration come undertaking shall be provided by customer in the prescribed format. Payable at Delhi /Noida.
- 6) Electric Meter Installation, Sinking Fund, 2 Years Maintenance, IGL Security, Advocate Fees & Registry Shall be charged Extra at the Time of Offer of Possession for Fit-out.
- 8) Saleable/ Super Area includes Covered Area Plus Proportionate Share of Common Area such as Staircase, Passage, Community Spaces, Lift Facilities etc.
- 9) All Govt. charges like Registration and Stamp Duty, Sales Tax/VAT/WCT/GST or any other Government Levy Extra as Applicable.
- 10) Above Price is applicable on Salable Area only.
- 11) 1 Sq. Meter = 10.764/- Sq.Ft.
- 12) Additional Car Parking @ Rs. 3,95,000/-
- 13) Additional Power Back-up (per KVA) Rs. 30,000/-
- 14) Rs.400/- per Sq.Ft. charges Extra for Home Automation, Kitchen Lower and Upper Cabinets, Wardrobe in all Bedrooms, False Ceiling (Cove).
- 15) GST shall be charged Extra as per actual.

G3 ASPIRE NIRALA GOLD LLP