

PRICE LIST
w.e.f (11.01.2016)

G.NOIDA WEST



| Types | Tower | Sizes |
|---------------------------|---------|-------------|
| 2 Bedroom +2 Toilet | C1 & C2 | 930 sq.ft. |
| 2 Bedroom +2 Toilet | D | 960 sq.ft. |
| 2 Bedroom+Study +2 Toilet | B1 & B2 | 1095 sq.ft. |
| 3 Bedroom+2 Toilet | B1 & B2 | 1285 sq.ft. |
| 3 Bedroom +3 Toilet | A | 1500 sq.ft. |

BASIC SALE PRICE

Price in Per sqft

| Floor | Down Payment | Flexi/SPP(40:30:30) | CLP/ (50:50) | Subvention (5:80:15) (10:80:10) |
|-------------|--------------|---------------------|--------------|---------------------------------------|
| 22nd Floor | 2715 | 2865 | 3015 | 3165 |
| 21st Floor | 2735 | 2885 | 3035 | 3185 |
| 20th Floor | 2755 | 2905 | 3055 | 3205 |
| 19th Floor | 2775 | 2925 | 3075 | 3225 |
| 18th Floor | 2795 | 2945 | 3095 | 3245 |
| 17th Floor | 2815 | 2965 | 3115 | 3265 |
| 16th Floor | 2835 | 2985 | 3135 | 3285 |
| 15th Floor | 2855 | 3005 | 3155 | 3305 |
| 14th Floor | 2875 | 3025 | 3175 | 3325 |
| 12Ath Floor | 2895 | 3045 | 3195 | 3345 |
| 12th Floor | 2915 | 3065 | 3215 | 3365 |
| 11th Floor | 2935 | 3085 | 3235 | 3385 |
| 10th Floor | 2955 | 3105 | 3255 | 3405 |
| 9th Floor | 2975 | 3125 | 3275 | 3425 |
| 8th Floor | 2995 | 3145 | 3295 | 3445 |
| 7th Floor | 3015 | 3165 | 3315 | 3465 |
| 6th Floor | 3035 | 3185 | 3335 | 3485 |
| 5th Floor | 3055 | 3205 | 3355 | 3505 |
| 4th Floor | 3075 | 3225 | 3375 | 3525 |
| 3rd Floor | 3095 | 3245 | 3395 | 3545 |
| 2nd Floor | 3115 | 3265 | 3415 | 3565 |
| 1st Floor | 3135 | 3285 | 3435 | 3585 |
| Gr. Floor | 3155 | 3305 | 3455 | 3605 |

PLC (if any)

| | |
|---------------|-------------|
| Park Facing | Rs.75/Sq ft |
| Road Facing | Rs.50/Sq ft |
| Corner Facing | Rs.50/Sq ft |

OTHER CHARGES (MANDATORY)

| | |
|---------------------|-------------|
| Lease Rent | Rs.70/Sq ft |
| IFMS | Rs.25/Sq ft |
| Covered car parking | Rs 200000/- |

OTHER CHARGES (FREE OF COST)

| | | |
|---------------------------------------|-----|--|
| Modular Kitchen | FOC | Only for 1285 sqft & 1500 sqft size AND For unit No:4 & 5 In Tower C1 & C2 (930sqft) |
| Two Split Ac's 1.5 Ton | FOC | |
| Lights,Fans & One Chandelier(Jhoomer) | FOC | |

| | | |
|--------------------|-----|---------------|
| CLUB MEMBERSHIP | FOC | For All Sizes |
| FFC & EEC | FOC | For All Sizes |
| EDC & IDC | FOC | For All Sizes |
| POWER BACKUP(1KVA) | FOC | For All Sizes |

❖ LESS RS 75/-SQFT ON BSP FOR UNIT NO 4 & 5 ONLY,IN TOWER C1 AND C2(930SQFT)

PAYMENT PLAN

(UNITS Up to G+22 Floors)
(Tower A, B1, B2, C1, C2 & Tower D)

Plan A- Cash down Payment Plan

| | |
|---------------------------|--|
| Upon booking | 10% of (B.S.P.) |
| Within 60 days of booking | 85% of (B.S.P.) +(L.R.)+(C.M.)+(EEC/FFC)+(IDC/EDC)+(P.B)+Parking |
| On offer of possession | 05% of (B.S.P.) +(PLC)+(IFMS)+(L.R) |

Plan B- Flexi Payment Plan

| | |
|--|---------------------------------------|
| Upon booking | 10% of (B.S.P) |
| Within 30 days of booking | 10% of (B.S.P) |
| On excavation | 20% of (B.S.P) + 20% of PLCs |
| On commencement of foundation raft casting | 10% of (B.S.P) + 20% of PLCs |
| On commencement of 2nd floor slab casting | 05% of (B.S.P) + 20% of PLCs |
| On commencement of 4th floor slab casting | 05% of (B.S.P) + 20% of PLCs |
| On commencement of 8th floor slab casting | 05% of (B.S.P) + 20% of PLCs |
| On commencement of 12th floor slab casting | 05% of (B.S.P) + 25% of Other Charges |
| On commencement of 16th floor slab casting | 05% of (B.S.P) + 25% of Other Charges |
| On commencement of 20th floor slab casting | 05% of (B.S.P) + 25% of Other Charges |
| On commencement of Top floor slab casting | 05% of (B.S.P) + 25% of Other Charges |
| On commencement of internal plaster work | 05% of (B.S.P) |
| On commencement of flooring work | 05% of (B.S.P) |
| On offer of possession | 05% of (B.S.P) + (IFMS)+(L.R) |

Plan C- Construction Link Payment Plan

| | |
|--|---------------------------------------|
| Upon booking | 10% of (B.S.P) |
| Within 45 days of booking | 10% of (B.S.P) |
| On excavation | 10% of (B.S.P) + 20% of PLCs |
| On commencement of foundation raft casting | 10% of (B.S.P) + 20% of PLCs |
| On commencement of 2nd floor slab casting | 10% of (B.S.P) + 20% of PLCs |
| On commencement of 4th floor slab casting | 10% of (B.S.P) + 20% of PLCs |
| On commencement of 8th floor slab casting | 05% of (B.S.P) + 20% of PLCs |
| On commencement of 12th floor slab casting | 05% of (B.S.P) + 20% of Other Charges |
| On commencement of 16th floor slab casting | 05% of (B.S.P) + 20% of Other Charges |
| On commencement of 20th floor slab casting | 05% of (B.S.P) + 20% of Other Charges |
| On commencement of Top floor slab casting | 05% of (B.S.P) + 20% of Other Charges |
| On commencement of internal plaster work | 05% of (B.S.P) + 20% of Other Charges |
| On commencement of flooring work | 05% of (B.S.P) |
| On offer of possession | 05% of (B.S.P) + (IFMS)+(L.R) |

Plan D – Special Payment Plan (40:30:30)

| | |
|--|----------------------|
| Upon booking | 10% of (T.C.) |
| Within 30 days of booking | 30% of (T.C.) |
| On commencement of 14 th floor slab casting | 30% of (T.C.) |
| On offer of possession | 30% of (T.C.)+(IFMS) |

Plan E – Super Special Payment Plan (50:50)

| | |
|----------------------------|---------------|
| Upon booking | 10% of (T.C.) |
| With in 45 days of Booking | 40% of (T.C.) |
| On offer of possession | 50% of(T.C.) |

Plan F – Payment Plan for Subvention Scheme (5:80:15)

| | |
|---|---------------|
| Upon booking | 5% of (T.C.) |
| Disbursement by the bank According to Demand. | 80% of (T.C.) |
| On offer of possession | 15% of (T.C.) |

Plan G – Payment Plan for Subvention Scheme (10:80:10)

| | |
|---|---------------|
| Upon booking | 10% of (T.C.) |
| Disbursement by the bank According to Demand. | 80% of (T.C.) |
| On offer of possession | 10% of (T.C.) |

*Duly accepted & Signed by applicants.

Note:-

- ✓ Cheque / bank draft to be made in favor of **M/s. Cosmos Infraestate Pvt. Ltd.** Payable at Noida / New Delhi/Delhi.
- ✓ The EDC, IDC, IFMC, Power backup, Lease rent, Club Membership, Car Parking etc...and Registration Charges in addition to BSP (Basic Sale Price) are applicable as per the rate mention in price list and any other Government levy or charges will be paid extra by the buyer..
- ✓ Price are subject to revision to sole discretion of the Company and the price of flat prevailing at the time of booking would be applicable for the booking of flat.
- ✓ Stamp duty, Registration and other statutory dues / charges (if any) are extra and is payable to relevant authorities.
- ✓ In case of difference of price, period of payment etc. the terms mention to the buyer's agreement/ Allotment Letter for allotment would prevail.
- ✓ Rebate of Down Payment / Flexi Payment is strictly subject to timely payment as per Down payment plan / Flexi Payment plan and delay in payment will result in to automatic shifting of booking / allotment to installment payment plan without any notice.
- ✓ Rates / price terms and condition stated herein are merely indicative with a view to acquaint the applicant and are not exhaustive. For details terms and condition please refer the Application form and Agreement of Allotment.
- ✓ All the terms and condition are contain in the Application form for booking of the apartment and the Agreement for allotment of apartment would be binding on allottee.
- ✓ Club membership and car parking mandatory for all.
- ✓ All the area are tentative.
- ✓ Service tax will be charged extra as per Govt. norms.
- ✓ Assured buy back scheme is not applicable on Subvention plans.
- ✓ Schemes can be withdrawal at any time, without any information.
- ✓ Any other taxes and charges as per Govt. rules will be borne by the buyer as and when required.
- ✓ In case of 50:50 payment plan, transfer of flat will be allow after 2 years from the date of booking.

* **Extra power back up Rs 25,000/-Per KVA**

* **1 Sq.mtr = 10.764 Sq.ft = 1.195 sq. yard**

* **Lease rent and IFMS are payable at time of Possession only in CLP ,Flexi and Down payment plan.**