

DETAILS OF INDEPENDENT VILLAS

Price List of Independent Villas

(W.E.F 16.06.2014)

PRODUCTS

Code : 502-B

S. No	Unity Type	Area	Area	Unit Name	Unit Cost	Built up Area (Sq.ft.)	Booking Amount (approx.- 5%)
		(Sq.yds.)	(Sq.mtr.)				
1.	Villa	193.75	162	Carnation Gardens	62,10,972	1537	3,20,144
2.	Villa	239.20	200	Orchid Gardens	77,87,515	1896	4,01,407
3.	Villa	239.20	200	Zinnia Gardens	78,45,251	2051	4,04,383
4.	Villa	239.20	200	Orchid Bloom (Duplex)	86,30,576	2666.21	4,44,863
5.	Villa	373.75	312.5	Daffodil Bloom (Duplex)	1,31,39,003	3894.69	6,77,250

EXTERNAL DEVELOPMENT CHARGES (EDC) and INTERNAL DEVELOPMENT CHARGES (IDC)

- The EDC and IDC are included in Basic Sale Price as indicated against each of the category of built up units.

Other Charges:

- Service Taxes as prescribed by Government from time to time shall be charged over and above the BSP
- Preferential location charges are additional to the Basic Sale price
 - One PLC : 1.5% of Basic Sale Price
 - Two PLCs : 3% of Basic Sale Price
 - Three PLCs : 3.75% of Basic Sale Price
 - Sector Road facing/abutting PLC : 2% of Basic Sale Price

DEFINITIONS OF PLC

- Facing/ adjoining the park
 - Facing/ adjoining green belt/open space.
 - Abutting/accessible on 30 meter and above wide road.
 - Corner/two sides open plot.
- CIC & CLU charges are over and above the Basic Sale Price as per the Policy of the Government and as imposed by the Government from time to time and as imposed by the company
 - Freehold Charges charges shall be payable in case the allottee opts for freehold title at the time of final possession of the unit.
 - Interest Free Maintenance Security Deposit (IFMS) to be demanded at the time of offer of possession and is subject to change as per the decision of the management from time to time.
 - Other charges like water connection charges, sewerage connection charges, electricity connection charges and rain water harvesting charges shall be applicable and shall be demanded at the time of offer of possession.
 - The management reserves to levy any other charge as may be applicable under the Hi Tech township or as may be imposed by the Government.
 - The registration charges, stamp duty, legal documentation charges and any other govt. levies are in addition to the aforesaid Price.

Other Terms and conditions

- a) The prices are subject to revision for all the remaining units or as decided by the company from time to time.
- b) The Scheme shall be closed at the discretion of the management.
- c) All conditions of the 'Hi-Tech Township Policy' scheme of UP Government will be applicable. Actual Size may marginally vary and the final costing will be done on possession.
- d) Cost Escalation clauses are as per the Company Policy.
- e) The other terms and conditions of sale would be as per the application form and standard allotment letter of the company.
- f) In case the allottee fails to take possession of the unit within a period of sixty days from the date of offer of possession made by the company, he / she shall be liable to pay holding charges@ Rs.5.00 per sq.ft per month of the total area till the date of handing over of the possession by the Company.
- g) Areas are indicative only and subject to variation as per final construction and final sanctions from the competent authority. Any change in the layout of the unit as may be prescribed by the competent authority shall be carried out as per the requirements under law.
- h) The demands under the construction linked payment plan can be called for in any sequence, depending on the sequence undertaken by the developer, irrespective of the sequence mentioned. Tabular format does not indicate the sequence of the event in any manner and any stage may precede or proceed the mentioned stage.
- i) There are no restriction on the transfer of unit unless debarred under the law.

Cheques / Drafts to be issued favoring –

“Ansal Hi-Tech Townships Limited”, Payable at Delhi / Greater Noida

OR RTGS could be done directly to the account of the company with the following details:

PUNJAB NATIONAL BANK
A/C NO.-4603002100000808
BRANCH:-NRI CITY SEC-OMEGA GREATER NOIDA,UP.
RTGS/NEFT, IFS CODE:-PUNB-0460300.

Payment Plan for Villas

(W.E.F 16.06.2014)

Code : 502-B

A) DOWN PAYMENT PLAN (With 10% Rebate on Basic Sale Price only)

S.No.	Schedule of Payment	% age of Sale Price	Other Charges
1	At the time of Booking	Booking Amount as per the unit size	
2	Within 45 days from the date of booking	95% including Booking amount less down payment discount	100% PLC
3	At the time of Possession	5%	Stamp Duty + Registration Expenses + Allied Charges + Other Charges as applicable
	TOTAL	100%	

B) INTEREST FREE INSTALLMENT PLAN

S.No.	Schedule of Payment	% age of Sale Price	Other Charges
1	At the time of Booking	5%	
2	Within 45 days of booking	10% including Booking amount	
3	Within 90 days of booking	5%	
4	Within 150 days of booking	5%	
5	On Start of Excavation	7.5%	50% of PLC
6	On completion of plinth	7.5%	
7	On completion of GF Roof slab	10%	
10	On completion of FF Roof slab	10%	25% of PLC
11	On start of brick work	10%	
12	On start of internal plumbing & electrical works	7.5%	
13	On start of internal plaster	7.5%	25% of PLC
14	On start of Flooring	7.5%	
15	On start of External Plaster	7.5%	
16	At the time of offer of Possession	5%	Stamp Duty + Registration Exp+ Allied Charges + Other Charges as applicable
	TOTAL	100%	

*The Construction linked stages can be called for in any sequence, depending on the sequence undertaken by the Developer, irrespective of the sequence mentioned hereinabove.