



Price List

w.e.f. 15th Dec 2013
CODE :

Accommodation:

PARADISE CRYSTAL A4					
S.NO.	Unit Type	Unit Area (sq.mtr.)	Unit Area (sq.ft.)	Basic Sale Price@ 2500 per Sq.ft	Reg. Amount with Service Tax
1.	2 BHK Type 1	122.16	1,315.00	32,87,500	170,000
2.	2 BHK Type 2	98.48	1,060.00	26,50,000	137,000

Other Charges:

- A. Service Taxes as prescribed by Government from time to time shall be charged over and above the BSP
- B. Preferential location charges are additional to the Basic Sale price
- PLC 1 : 4% of Basic Sale Price
 - PLC 2 : 3% of Basic Sale Price
 - PLC 3 : 2% of Basic Sale Price
 - PLC 4 : 1% of Basic Sale Price
 - PLC 5 : Rs. 50/- per SFT
 - PLC 6 : Rs. 30/- per SFT

DEFINITIONS OF PLC

- First Floor (PLC 1)
 - Second Floor (PLC 2)
 - Third Floor (PLC 3)
 - Fourth Floor (PLC 4)
 - Park Facing (PLC 5)
 - Club & Pool Facing (PLC 6)
- C. CIC and CLU charges to be charged 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.
- D. **Freehold Charges** - of 5% of Basic Sale Price.
- E. **Interest Free Maintenance Security Deposit (IFMS)** - **Rs. 25/- per sft** is applicable for each dwelling unit to be taken at the time of possession and is subject to change as per the decision of the management from time to time.
- F. External Electrification Charges – Rs. 25/- per sft
- G. Fire Fighting Charges– Rs. 25/- per sft
- H. Club Membership – Rs. 1,00,000 per units
- I. Power Back up charges – Rs. 15,000 per KVA – minimum 3 KVA defined for each apartment type
- J. Parking – Covered car parking – Rs. 1,50,000 per slot
Open car parking – Rs. 1,00,000 per slot
- K. 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.
- L. 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

A.)DOWN PAYMENT PLAN (With 12% Rebate on Basic Sale Price Only.)

Sno	Schedule of Payment	% age of BSP + PLC	Other Charges
1	On Application	5%	
2	Within 60 days from the date of booking (Discount of 12% on basic will be adjusted in this installment)	90%-12% of basic sale price	+ 100% of Car Parking +100 % PLC+ 100% club membership
3	At the time of Possession	5%	+ Stamp Duty +Registration Charges+ EEC+FFC+ Maintenance Security Deposit+ Other Charges as applicable.
	TOTAL	100%	

B.)CONSTRUCTION LINKED PAYMENT PLAN

Sno	Schedule of Payment	% age of BSP + PLC	
1	At the time of Booking	5%	
2	Within 30 days of booking/application	5%	
3	Within 90 days of booking	5%	
4	Within 120 days of booking	5%	
5	On start of Excavation/ Piling	5%	
6	On Casting of Ground Floor Roof	5%	+ 50% car Parking + 50% Club membership
7	On casting of First Floor Roof	7.5%	
8	On Casting of Third Floor Roof	7.5 %	+50% PLC (if applicable)
9	On Casting of Fifth Floor Roof	7.5 %	
10	On Casting of Seventh Floor Roof	7.5%	+50% car parking + 50% club membership
11	On Casting of Ninth Floor Roof	5%	
12	On Casting of Eleven Floor Roof	5%	
13	On Casting of Thirteen Floor Roof	5%	+50% PLC (if applicable)
14	On Completion of Super Structure Frame work	5%	+50% EEC
15	On Completion of Masonry Work within the apartment	5%	+50% EEC
16	On Completion of Internal Plaster within the apartment	5%	+50% FFC
17	On Completion of Flooring within the apartment	5%	+50% FFC
18	At the time of offer of Possession	5%	+ Other Charges
	TOTAL	100%	

Other term & Conditions.

- The other charges like charges for power backup (if provided), additional car parking and other additional charges as applicable will be charged at the time of offer of possession.
- Additional towards stamp duty, registration charges and legal/miscellaneous expenses and/or any other charges shall be payable by the allottee at the time of the offer of possession.
- Maintenance charges as per maintenance agreement shall be payable by the allottee separately.
 - The Interest Free Maintenance Deposit @ **Rs. 25/-** per sqft of super area shall be payable extra before handing over possession of the premises to the allottee.
 - Maintenance charges for the first year shall be payable in advance at the time of offer of possession at the applicable rate per month.
- Areas are indicatively only.
- Exact super area of apartment shall be calculated at the time of handing over possession of property as constructed. Increased/decreased area shall be charged proportionately as per the sale price.
- The super area means the covered area of the demised premises inclusive of the area under the periphery walls, area under columns and walls within the demised premises, half of the area of the common areas with the other premises adjoining the demised premises, cupboards, plumbing/electric shafts of the demised premises, total area of the balconies and terraces, and proportionate share of the common areas like common lobbies, lifts, common services shafts, staircases, machine room, mummy, electric substation and other services and other common areas.
- The other terms and conditions shall be as per the application form, standard terms and conditions and the allotment letter of the Company.
- The prices are subject to revision/withdrawal at any time without notice at sole discretion of the Company.
- Government Taxes as applicable from time to time shall be payable by the allottee in addition to the sale price as stated above.
- Cheque(s)/Draft(s) to be issued in favor of "Ansal Hi-Tech Townships Ltd" payable at Delhi/NCR only.
- All the other conditions of the Hi-Tech Township Policy" scheme of UP Government will be applicable.
- 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.