

# unitech

## Alder Grove

Nirvana Country - 2, Sector-71, Gurgaon.



### Price list. Payment plan. (w.e.f. 01/12/2014)

Plot Area Sq. mtrs.	Plot Area Sq. yds.	Type	Super Area (sq.ft.)	Terrace Area (sq.ft.)	BSP (Rs. Crore)	Per PLC* (Rs. Crore)
652	780	Duplex	5252	179	9.10	0.90
505	604	Simplex	2712	0	6.70	0.65
427	511	Simplex	2628	0	5.75	0.55
423	506	Duplex	3661	171	5.95	0.55
420	502	Simplex	2628	0	5.65	0.55
420	502	Duplex	5252	179	6.35	0.60
408	488	Duplex	3661	171	5.80	0.55
355	425	Simplex	2628	0	5.30	0.50
339	405	Simplex	2646	0	5.10	0.50
330	395	Simplex	2340	0	4.90	0.45
300	359	Simplex	2112	0	4.45	0.40
300	359	Duplex	3661	171	4.85	0.45
200	239	Simplex	1523	0	3.25	0.30
200	239	Duplex	2778	191	3.55	0.35
178	213	Duplex	2646	121	3.30	0.30
160	191	Duplex	2646	121	3.05	0.30
131	157	Duplex	2293	385	2.55	0.25

Apart from Basic Sale Price (BSP) following charges are payable:

External Development Charges (EDC)	Rs. 2671/- per sq.yard of plot area
Infrastructure Development Charges (IDC)	Rs. 865/- per sq.yard of plot area
Interest Free Maintenance Security Deposit (IFMSD)	Rs. 200/- per sq. yard of plot area
Club Membership & Registration Charges (Mandatory)	Rs. 2,50,000/-
Preferential Location Charges (PLC)*	PLC as per above table for each Preferential Location

# Villas in construction stage 'A'

## Down payment plan

Rebate @ 6% of Basic Sale Price

At the time of registration of application for allotment	10% of BSP
Within 45 days of registration / allotment	85% of BSP + 100% of PLC + 100% of EDC + 100% of IDC + 50% of CMRC
On final notice of possession	5% of BSP + 50% of CMRC + 100% of IFMSD + Stamp duty charges and other charges as applicable

## Construction linked installment plan

At the time of registration of application for allotment	10% of BSP
Within 60 days of registration / allotment	20% of BSP + 50% of PLC
Within 120 days of registration / allotment	10% of BSP + 50% of PLC
On completion of foundation <sup>#</sup>	10% of BSP + 100% of EDC + 100% of IDC
On casting of ground floor roof	10% of BSP + 50% of CMRC
On completion of brick work	10% of BSP
On completion of internal plastering	10% of BSP
On completion of internal plumbing (except fittings)	5% of BSP
On completion of external plastering	5% of BSP
On completion of flooring (except final grinding and polishing)	5% of BSP
On final notice of possession	5% of BSP + 50% of CMRC + 100% of IFMSD + Stamp duty charges and other charges as applicable

**BSP – Basic Sale Price**

**CMRC – Club Membership and Registration Charges**

**PLC – Preferential Location Charges**

**IFMSD – Interest Free Maintenance Security Deposit**

Other charges include Maintenance Charges, Registration Fees and other charges as applicable.

# These installments and installments below shall become payable on demand irrespective of the serial order in which they are listed below.

\* PLC shall be charged for:

1) **Corner Villa**

2) **Villa Facing Green**

3) **Villa abutting 24 mtr road and above**

- The Company would pay to the Allottee(s) Rs. 50/- per sq. yd. per month of Plot Area of the Villa for any delay in offering possession of the Villa beyond the period as stipulated in the agreement to sell. Similarly, the Allottee(s) would also be liable to pay holding charges @ Rs. 50/- per sq. yd. per month of Plot Area of the Villa if the Allottee(s) fails to take the possession within 30 days from the date of issuance of final notice of possession.
- The Maintenance Charges for a period of 3 (three) years shall be payable in advance along with the notice of possession.
- Registration Charges as applicable at the time of offer of possession are payable by the Allottee.
- The above Prices / Payment Plans are subject to revision/withdrawal at any time without notice at the sole discretion of the Company. Prices mentioned above are escalation free.
- This installment and installments listed hereunder shall become payable on demand irrespective of the serial order in which they are listed.

Note: Service Tax, as and when applicable, shall be payable extra by the allottee(s).

# Villas in construction stage 'B'

## Down payment plan

Rebate @ 6% of Basic Sale Price

At the time of registration of application for allotment	10% of BSP
Within 45 days of registration / allotment	85% of BSP + 100% of PLC + 100% of EDC + 100% of IDC + 50% of CMRC
On final notice of possession	5% of BSP + 50% of CMRC + 100% of IFMSD + Stamp duty charges and other charges as applicable

## Construction linked installment plan

At the time of registration of application for allotment	10% of BSP
Within 60 days of registration / allotment	20% of BSP + 100% of PLC
Within 120 days of registration / allotment	10% of BSP + 100% of EDC + 100% of IDC + 50% of CMRC
On completion of brick work <sup>#</sup>	15% of BSP
On completion of internal plastering	15% of BSP
On completion of internal plumbing (except fittings)	10% of BSP
On completion of external plastering	10% of BSP
On completion of flooring (except final grinding and polishing)	5% of BSP
On final notice of possession	5% of BSP + 50% of CMRC + 100% of IFMSD + Stamp duty charges and other charges as applicable

**BSP – Basic Sale Price**

**CMRC – Club Membership and Registration Charges**

**PLC – Preferential Location Charges**

**IFMSD – Interest Free Maintenance Security Deposit**

Other charges include Maintenance Charges, Registration Fees and other charges as applicable.

# These installments and installments below shall become payable on demand irrespective of the serial order in which they are listed below.

\* PLC shall be charged for:

1) **Corner Villa**

2) **Villa Facing Green**

3) **Villa abutting 24 mtr road and above**

- The Company would pay to the Allottee(s) Rs. 50/- per sq. yd. per month of Plot Area of the Villa for any delay in offering possession of the Villa beyond the period as stipulated in the agreement to sell. Similarly, the Allottee(s) would also be liable to pay holding charges @ Rs. 50/- per sq. yd. per month of Plot Area of the Villa if the Allottee(s) fails to take the possession within 30 days from the date of issuance of final notice of possession.
- The Maintenance Charges for a period of 3 (three) years shall be payable in advance along with the notice of possession.
- Registration Charges as applicable at the time of offer of possession are payable by the Allottee.
- The above Prices / Payment Plans are subject to revision/withdrawal at any time without notice at the sole discretion of the Company. Prices mentioned above are escalation free.
- This installment and installments listed hereunder shall become payable on demand irrespective of the serial order in which they are listed.

Note: Service Tax, as and when applicable, shall be payable extra by the allottee(s).

# Villas in construction stage 'C'

## Down payment plan

Rebate @ 6% of Basic Sale Price

At the time of registration of application for allotment	10% of BSP
Within 45 days of registration / allotment	85% of BSP + 100% of PLC + 100% of EDC + 100% of IDC + 50% of CMRC
On final notice of possession	5% of BSP + 50% of CMRC + 100% of IFMSD + Stamp duty charges and other charges as applicable

## Construction linked installment plan

At the time of registration of application for allotment	10% of BSP
Within 60 days of registration / allotment	20% of BSP + 100% of PLC
Within 120 days of registration / allotment	10% of BSP + 100% of EDC + 100% of IDC + 50% of CMRC
On completion of internal plastering <sup>#</sup>	15% of BSP
On completion of internal plumbing (except fittings)	15% of BSP
On completion of external plastering	15% of BSP
On completion of flooring (except final grinding and polishing)	10% of BSP
On final notice of possession	5% of BSP + 50% of CMRC + 100% of IFMSD + Stamp duty charges and other charges as applicable

**BSP – Basic Sale Price**

**CMRC – Club Membership and Registration Charges**

**PLC – Preferential Location Charges**

**IFMSD – Interest Free Maintenance Security Deposit**

Other charges include Maintenance Charges, Registration Fees and other charges as applicable.

# These installments and installments below shall become payable on demand irrespective of the serial order in which they are listed below.

\* PLC shall be charged for:

1) **Corner Villa**

2) **Villa Facing Green**

3) **Villa abutting 24 mtr road and above**

- The Company would pay to the Allottee(s) Rs. 50/- per sq. yd. per month of Plot Area of the Villa for any delay in offering possession of the Villa beyond the period as stipulated in the agreement to sell. Similarly, the Allottee(s) would also be liable to pay holding charges @ Rs. 50/- per sq. yd. per month of Plot Area of the Villa if the Allottee(s) fails to take the possession within 30 days from the date of issuance of final notice of possession.
- The Maintenance Charges for a period of 3 (three) years shall be payable in advance along with the notice of possession.
- Registration Charges as applicable at the time of offer of possession are payable by the Allottee.
- The above Prices / Payment Plans are subject to revision/withdrawal at any time without notice at the sole discretion of the Company. Prices mentioned above are escalation free.
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