

# unitech

## ESPACE PREMIERE

Nirvana Country - 2, Sector-71, Gurgaon.

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

Basic Sale Price (BSP)	As per BSP & PLC sheet
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 (CMRC) (Mandatory)	Rs. 2,50,000/-

### Villas in construction stage 'A'

#### Down payment plan

Rebate @ 12% of Basic Sale Price

At the time of registration of application for allotment	10% of BSP
Within 45 days of the date of registration / allotment	85% of BSP + 100% of PLC + 100% of EDC & 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	10% of BSP + 50% of PLC
Within 120 days of registration / allotment	15% of BSP + 50% of PLC + 50% of CMRC
On completion of foundation <sup>#</sup>	15% of BSP + 100% of EDC & IDC
On completion of ground floor roof	10% of BSP
On completion of brick work	10% of BSP
On completion of internal plaster	10% of BSP
On completion of internal plumbing (except fittings)	5% of BSP
On completion of external plaster	5% of BSP
On completion of flooring (except final grinding, polishing & wooden flooring)	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

**PLC** – Preferential Location Charges

**CMRC** – Club Membership Registration Charges

**IFMSD** – Interest Free Maintenance Security Deposit

- Other charges include Maintenance Charges, Registration Fees and any other charges as applicable as per the agreed terms.
- 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.
- 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 & installments listed hereunder shall become payable on demand irrespective of the serial order in which they 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 @ 10% of Basic Sale Price

At the time of registration of application for allotment	10% of BSP
Within 45 days of the date of registration / allotment	85% of BSP + 100% of PLC + 100% of EDC & 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	10% of BSP + 100% of PLC
Within 120 days of registration / allotment	15% of BSP + 100% of EDC & IDC + 50% of CMRC
On completion of brick work <sup>#</sup>	15% of BSP
On completion of internal plaster	15% of BSP
On completion of internal plumbing (except fittings)	10% of BSP
On completion of external plaster	10% of BSP
On completion of flooring (except final grinding, polishing & wooden flooring)	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

# Villas in construction stage 'C'

## Down payment plan

Rebate @ 10% of Basic Sale Price

At the time of registration of application for allotment	10% of BSP
Within 45 days of the date of registration / allotment	85% of BSP + 100% of PLC + 100% of EDC & 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	15% of BSP + 100% of PLC
Within 120 days of registration / allotment	15% of BSP + 100% of EDC & IDC + 50% of CMRC
On completion of internal plaster <sup>#</sup>	20% of BSP
On completion of internal plumbing (except fittings)	15% of BSP
On completion of external plaster	10% of BSP
On completion of flooring (except final grinding, polishing & wooden flooring)	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**

**PLC – Preferential Location Charges**

**CMRC – Club Membership Registration Charges**

**IFMSD – Interest Free Maintenance Security Deposit**

- Other charges include Maintenance Charges, Registration Fees and any other charges as applicable as per the agreed terms.
- 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.
- 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 & installments listed hereunder shall become payable on demand irrespective of the serial order in which they listed.

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

**BSP & PLC sheet / Duplex villas**

Plot Size (sq.mts.)	Plot Size (sq.yds.)	Type	Super Area (sq.ft.)	Terrace Area (sq.ft.)	BSP (Rs. Crore)	Per PLC* (Rs. Crore)
420.00	502.32	B1	5572	1110	7.05	0.70
420.00	502.32	B2	5627	1210	7.05	0.70
300.00	358.80	C	3695	1075	5.35	0.50
200.00	239.20	D1	2760	900	3.95	0.35
200.00	239.20	D2	2810	930	3.95	0.35
498.96	596.76	B1	5572	1110	8.00	0.80
477.12	570.64	B2	5627	1210	7.75	0.75
463.79	554.69	C	3695	1075	6.95	0.65
385.86	461.49	C	3695	1075	6.50	0.65
353.21	422.44	C	3695	1075	6.05	0.60
337.32	403.43	C	3695	1075	5.85	0.55
327.78	392.02	C	3695	1075	5.70	0.55
323.10	386.43	C	3695	1075	5.65	0.55
318.42	380.83	C	3695	1075	5.60	0.55
312.42	373.65	C	3695	1075	5.50	0.55
307.44	367.70	C	3695	1075	5.45	0.50
272.58	326.01	C	3695	1075	5.00	0.50
269.50	322.32	D1	2760	900	4.60	0.45
267.60	320.05	C	3695	1075	4.90	0.45
262.62	314.09	C	3695	1075	4.85	0.45
257.64	308.14	C	3550	1020	4.80	0.45
256.40	306.65	D1	2760	900	4.45	0.40
250.44	299.53	C	3510	990	4.65	0.45
235.50	281.66	D2	2810	930	4.45	0.40
235.42	281.57	D1	2760	900	4.45	0.40
234.00	279.86	D2	2810	930	4.45	0.40
207.80	248.53	D1	2887	930	4.10	0.40
207.30	247.93	D1	2869	925	4.10	0.40

**BSP & PLC sheet / Simplex villas**

Plot Size (sq.mts.)	Plot Size (sq.yds.)	Type	Super Area (sq.ft.)	Terrace Area (sq.ft.)	BSP (Rs. Crore)	Per PLC* (Rs. Crore)
420.00	502.32	B1	2660	0	5.90	0.55
420.00	502.32	B2	2660	0	5.90	0.55
300.00	358.80	C	2170	0	4.70	0.45
200.00	239.20	D1	1595	0	3.40	0.30
200.00	239.20	D2	1595	0	3.40	0.30
480.20	574.32	B2	2660	0	6.65	0.65
423.45	506.45	B1	2660	0	5.95	0.55
419.36	501.55	B1	2636	0	5.90	0.55
332.34	397.48	C	2170	0	5.10	0.50
327.36	391.52	C	2170	0	5.05	0.50
302.46	361.74	C	2170	0	4.70	0.45
297.48	355.79	C	2170	0	4.65	0.45
282.54	337.92	C	2170	0	4.45	0.40
277.56	331.96	C	2170	0	4.40	0.40
212.90	254.63	D2	1737	0	3.65	0.35

**BSP & PLC sheet / Simplex with basement villas**

Plot Size (sq.mts.)	Plot Size (sq.yds.)	Type	Super Area (sq.ft.)	Basement Area (sq.ft.)	BSP (Rs. Crore)	Per PLC* (Rs. Crore)
322.38	385.57	C	2170	1141	5.35	0.50
317.40	379.61	C	2170	1141	5.30	0.50
292.50	349.83	C	2170	1141	4.95	0.45
287.52	343.87	C	2170	1141	4.90	0.45
200.00	239.20	D2	1652	870	3.70	0.35

\* PLC shall be charged for:

- 1) **Corner Villa**                      2) **Villa Facing Green**                      3) **Villa abutting 24 mtr road and above**

■ 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.

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