

— unitech —

*Exquisite*

Nirvana Country 2, Sector-71, Gurgaon



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

<b>Basic Sale Price (BSP)</b>	Rs. 7750/- per sq. ft.
<b>Basic Sale Price (BSP) for Penthouses</b>	Rs. 8250/- per sq. ft.
<b>External Development Charges (EDC)</b>	Rs. 298/- per sq. ft.
<b>Infrastructure Development Charges (IDC)</b>	Rs. 33/- per sq. ft.
<b>Preferential Location Charges (PLC)</b>	
First Floor	Rs. 300/- per sq. ft.
Second Floor	Rs. 225/- per sq. ft.
Third Floor	Rs. 150/- per sq. ft.
Corner	Rs. 250/- per sq. ft.
Landscape Facing	Rs. 500/- per sq. ft.
<b>Mandatory VRV Air-conditioning Provision Charges (only for Tower J1)</b>	Rs. 200/- per sq. ft.
<b>Interest Free Maintenance Security Deposit (IFMSD)</b>	Rs. 75/- per sq. ft.
<b>Car Parking Space</b>	
Covered	Rs. 4,00,000/- per parking
Open	Rs. 3,00,000/- per parking
<b>Club Membership Registration Charges (CMRC)</b>	Rs. 1,50,000/-

- Basic Price mentioned above are escalation free and excludes External Development Charges (EDC), Infrastructure Development Charges (IDC). EDC & IDC shall be charged separately as mentioned above. Any further increase in EDC and IDC by the Statutory Authorities shall be borne by the Allottee.
- Terrace area shall be charged at 50% of Basic Sales Price
- The Company would pay to the Allottee(s) Rs. 5/- per sq. ft. per month of super area for any delay in offering possession of the Apartment beyond the period as stipulated in the agreement to sell. Similarly, the allottee(s) would also be liable to pay holding charges @ Rs. 5/- per sq. ft. per month of super area if the Allottee(s) fails to take possession of the Apartment within 30 days from the date of issuance of final notice of possession.
- The Maintenance Charges on the basis of Super Area of the Apartment as determined by the Company at the time of offer of possession of the Apartment shall be payable in advance for a period of two years along with the notice of possession.
- Two covered car parking spaces are mandatory, for each landscape facing apartment  
One covered and One open car parking space is mandatory, for each non-landscape facing apartment
- The above Prices / Payment Plans are subject to revision/withdrawal at any time without notice at the sole discretion of the Company.

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

---

## Down payment plan

Rebate @ 4% on BSP

---

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 Parking Charges + 50% of CMRC + 100% of EDC & IDC + 100% of VRV Charges (if applicable)
On offer of possession	5% of BSP + 50% of CMRC + 100% of IFMSD + Stamp duty charges and other charges as applicable

---

---

## Construction linked installment plan - for tower 'A1, A2, J1, J2 & O1' only

---

At the time of registration of application for allotment	10% of BSP
Within 45 days of registration / allotment	15% of BSP + 100% of EDC & IDC + 50% of CMRC
Within 90 days of registration / allotment	10% of BSP + 100% of PLC
Within 135 days of registration / allotment	10% of BSP + 100% of VRV Charges (if applicable) + 100% of Parking Charges
Within 180 days of registration / allotment	10% of BSP
Within 225 days of registration / allotment	10% of BSP
Within 270 days of registration / allotment	10% of BSP
Within 315 days of registration / allotment	10% of BSP
On completion of flooring within apartment <sup>#</sup>	10% of BSP
On offer 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 any other charges payable as per the agreed terms.

# This installment and installments listed hereunder shall become payable on demand irrespective of the serial order in which they are listed.

---