



Unitech / Gardens

Uniworld City, Sector-97, 106 & 107, Mohali

Price list. Payment plan. (w.e.f. 20/11/2013)

Basic Sale Price (BSP) - Universal	Rs. 3295/- per sq. ft.
Basic Sale Price (BSP) - International	Rs. 3445/- per sq. ft.
External Development Charges (EDC)	Rs. 45/- per sq. ft.

Preferential Location Charges (PLC)

Level 1	Rs. 200/- per sq. ft.
Level 2	Rs. 150/- per sq. ft.
Level 3	Rs. 100/- per sq. ft.
Level 4	Rs. 50/- per sq. ft.
Top Floor	Rs. 100/- per sq. ft.
Corner	Rs. 50/- per sq. ft.
Landscape Facing	Rs. 50/- per sq. ft.

Interest Free Maintenance Security Deposit (IFMSD)	Rs. 25/- per sq. ft.
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Car Parking Space

Covered	Rs. 1,50,000/- per parking
Open	Rs. 75,000/- per parking

Club Membership Registration Charges (CMRC)	Rs. 60,000/-
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- Basic Price mentioned above are escalation free and **exclusive** of External Development Charges (EDC). Any further increase in EDC by the Statutory Authorities shall be borne by the Allottee(s).
- For Towers A1 - A4 & B1 - B4 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 of 30 months from the date of execution of the agreement to sell. For Towers C1 & C2 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 of 36 months from the date of execution of 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 the 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.
- Mandatory car parkings per apartment

2 BR apartments	1 covered car parking
3 BR apartments	1 covered and 1 open car parking
3 BR+SQ apartments	2 covered car parkings
- 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 (A1 to A4)

Rebate @ 7% on 85% of Basic Sale Price

At the time of registration of application for allotment	10% of BSP
Within 45 days of the date of registration	85% of BSP + PLC + EDC + CMRC + Parking Charges
On final notice of possession	5% of BSP + Stamp duty charges and other charges as applicable

Construction linked installment plan (A1 to A4)

At the time of registration of application for allotment	10% of BSP
Within 45 days of registration / allotment	12.5% of BSP + 50% of EDC
Within 90 days of registration / allotment	12.5% of BSP + 50% of EDC
Within 135 days of registration / allotment	12.5% of BSP + 50% of PLC
Within 180 days of registration / allotment	12.5% BSP + 50% of PLC
Within 225 days of registration / allotment	10% of BSP + 50% of Parking
Within 270 days of registration / allotment	10% of BSP + 50% of Parking
On completion of masonry work within apartment	5% of BSP + 50% of CMRC
On completion of internal plaster within apartment	5% of BSP
On completion of flooring within apartment	5% of BSP
On final notice of possession	5% of BSP + 50% of CMRC + Stamp duty charges and other charges as applicable

BSP – Basic Sale Price

CMRC – Club Membership and Registration Charges

PLC – Preferential Location Charges

EDC – External Development Charges

Other charges include Maintenance Security, Maintenance Charges, Stamp Duty Charges, Registration Fees and other charges payable as per the agreed terms.

Down payment plan (B1 to B4)

Rebate @ 7% on 85% of Basic Sale Price

At the time of registration of application for allotment	10% of BSP
Within 45 days of the date of registration	85% of BSP + PLC + EDC + CMRC + Parking Charges
On final notice of possession	5% of BSP + Stamp duty charges and other charges as applicable

Construction linked installment plan (B1 to B4)

At the time of registration of application for allotment	10% of BSP
Within 45 days of registration / allotment	12.5% of BSP + 50% of EDC
Within 90 days of registration / allotment	12.5% of BSP + 50% of EDC
Within 135 days of registration / allotment	12.5% of BSP + 50% of PLC
Within 180 days of registration / allotment	12.5% BSP + 50% of PLC
On completion of level 6 roof	10% of BSP + 50% of Parking
On completion of top floor roof	10% of BSP + 50% of Parking
On completion of masonry work within apartment	5% of BSP + 50% of CMRC
On completion of internal plaster within apartment	5% of BSP
On completion of flooring within apartment	5% of BSP
On final notice of possession	5% of BSP + 50% of CMRC + Stamp duty charges and other charges as applicable

BSP – Basic Sale Price

CMRC – Club Membership and Registration Charges

PLC – Preferential Location Charges

EDC – External Development Charges

Other charges include Maintenance Security, Maintenance Charges, Stamp Duty Charges, Registration Fees and other charges payable as per the agreed terms.

Down payment plan (C1 & C2)

Rebate @ 9% on 85% of Basic Sale Price

At the time of registration of application for allotment	10% of BSP
Within 45 days of the date of registration	85% of BSP + PLC + EDC + CMRC + Parking Charges
On final notice of possession	5% of BSP + Stamp duty charges and other charges as applicable

Construction linked installment plan (C1 & C2)

At the time of registration of application for allotment	10% of BSP
Within 75 days of registration / allotment	10% of BSP + 50% of EDC
Within 150 days of registration / allotment	10% of BSP + 50% of EDC
On commencement of construction [#]	10% of BSP + 50% of PLC
On completion of level 1 roof	10% BSP + 50% of PLC
On completion of level 3 roof	10% of BSP + 50% of Parking
On completion of level 6 roof	10% of BSP + 50% of Parking
On completion of top floor roof	10% of BSP + 50% of CMRC
On completion of masonry work within apartment	5% of BSP
On completion of internal plaster within apartment	5% of BSP
On completion of flooring within apartment	5% of BSP
On final notice of possession	5% of BSP + 50% of CMRC + Stamp duty charges and other charges as applicable

BSP – Basic Sale Price

CMRC – Club Membership and Registration Charges

PLC – Preferential Location Charges

EDC – External Development Charges

Other charges include Maintenance Security, Maintenance Charges, Stamp Duty Charges, Registration Fees and 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.
